



# 49 Westmore Park Calgary Alberta

\$1,639,000

Welcome to 49 Westmore Park SW—a modern gem by Crystal Creek Homes with 4,161 sq. ft. of finished living space, 4 beds, and 5 baths, this home is designed for family comfort and professional style. Located in a family-friendly neighbourhood with schools, shops, and restaurants just minutes away, you'll find everything you need within reach. Wake up to stunning sunrises in the luxurious west-facing primary suite, with its waterfall quartz countertops, dual sinks, freestanding soaker tub, and a dedicated makeup vanity with LED mirror. The spacious walk-in closet spans the full length of the room, while sound insulation ensures privacy and restful sleep. The second floor boasts vaulted ceilings, a bonus room with big sky views, and three additional bedrooms—all with soundproofing and modern finishes, including an ensuite and a shared 5 piece bath. The open-concept main floor is perfect for entertaining and everyday living. The kitchen's waterfall quartz countertops, large island, walk-in pantry with custom built-ins, and WiFi-connected KitchenAid appliances make every meal a joy. Cozy up in the living room by the three-sided fireplace, or enjoy the light-filled dining area, all with oversized west-facing windows. Two flexible office spaces with custom murals make working from home seamless. Head downstairs to a finished basement, complete with a personal home gym (equipment included!) featuring mirrors, a squat rack, Peloton bike, and more, plus a wet bar for post-workout refreshment. A media room is ready for family movie nights, and extra storage space keeps everything organized. The three-car tandem garage has epoxy-coated floors, insulated walls, and high ceilings for endless storage or workshop potential. Step outside to enjoy a low-maintenance yard with landscape lighting and high-efficiency irrigation. The front yard is lush with Karl Foerster gardens, while the ...

3pc Bathroom 11.58 Ft x 5.42 Ft  
 4pc Bathroom 12.00 Ft x 5.17 Ft  
 5pc Bathroom 9.25 Ft x 18.00 Ft  
 Bedroom 12.08 Ft x 12.25 Ft  
 Bedroom 11.58 Ft x 15.92 Ft  
 Bedroom 12.00 Ft x 12.33 Ft

2pc Bathroom 7.00 Ft x 4.83 Ft  
 Recreational, Games room 27.42 Ft x 16.17 Ft  
 Recreational, Games room 27.17 Ft x 12.42 Ft  
 Storage 15.75 Ft x 5.17 Ft  
 Furnace 11.42 Ft x 10.33 Ft  
 2pc Bathroom 6.00 Ft x 5.25 Ft

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Listing Presented By:



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Real Broker



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Family room 16.83 Ft x 11.58 Ft

Laundry room 12.42 Ft x 5.92 Ft

Primary Bedroom 13.00 Ft x 17.92 Ft

Other 5.50 Ft x 18.00 Ft

Den 10.92 Ft x 8.42 Ft

Dining room 13.83 Ft x 8.08 Ft

Foyer 7.50 Ft x 11.33 Ft