



## 268 Westminster Drive Calgary Alberta

\$949,000

Welcome to a hidden gem nestled in one of Calgary's most established and desirable neighborhoods. This stunning 4-bedroom, 3-bathroom home offers a rare blend of character, comfort, and charm. Set on a quiet, tree-lined street, the curb appeal alone will draw you in with its mature landscaping and timeless exterior. Step inside to discover an inviting floor plan with thoughtful details throughout starting with a functioning locker and shoe rack area. Completely renovated in 2017 from top to bottom, including new plumbing, new electrical, new insulation, high efficiency furnace with upgraded Carbon Clean Merv 16 System and a direct vent hot water tank, triple pane windows throughout and air conditioning. Hardwired throughout with the nest system including smoke alarms and wired for security. The spacious living room features large windows and 9 ft ceilings, allowing natural light to pour in, highlighting the premium engineered hardwood floors and gas fireplace. The kitchen is both functional and stylish, boasting high end stainless steel appliances, beautiful granite countertops, and a cozy breakfast nook--perfect for morning coffee. Upstairs, you'll find two well-sized bedrooms, including a serene primary suite with ample walk-in closet. The en suite has custom built-ins that need to be seen to be appreciated, 10.5 ft ceilings and heated marble tiled floors with soaker tub and separate shower. All bathrooms have been tastefully updated, featuring modern fixtures and elegant tile work. The lower level is complete with a wonderful family room with sound system, wet bar and built-in cabinets. Two large bedrooms and full bathroom make this perfect for multiple uses. Outside, the professionally landscaped backyard offers a private retreat with a lush, landscaped garden, irrigation and a tranquil patio with pergola and built-in infrared heater, ideal for summer barbecues or qu...

Family room 19.00 Ft x 16.50 Ft

Bedroom 12.25 Ft x 9.83 Ft

Bedroom 10.92 Ft x 10.17 Ft

4pc Bathroom 9.25 Ft x 4.92 Ft

Laundry room 9.33 Ft x 7.42 Ft

Furnace 9.42 Ft x 9.08 Ft

Living room 17.25 Ft x 11.67 Ft

Dining room 9.25 Ft x 6.50 Ft

Primary Bedroom 15.25 Ft x 9.92 Ft

Other 6.33 Ft x 5.92 Ft

5pc Bathroom 11.83 Ft x 9.75 Ft

Bedroom 11.83 Ft x 9.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Foyer 7.67 Ft x 6.33 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

Kitchen 12.17 Ft x 11.92 Ft