



# 45 Westmore Place Calgary Alberta

\$1,188,000

This is absolutely the most perfect, fully developed, Jewel-Box luxury home in the highly desirable neighborhood of West Springs on a beautiful, quiet cul-de-sac. Offered in spectacular condition by the original owners who spec'd the build to very high standards, everything shows pride of ownership and every detail is curated to beautiful and functional perfection. The main floor features designer tones and thoughtful details like a walk-through pantry off the oversized, extra deep garage, leading into the chef's kitchen with extended height cabinets and bulkhead detail. Undermount lighting, mosaic tile backsplash and beautiful high-end hardwood laminate flow throughout the main floor. Relax in the contemporary living room with modern fireplace, tile surround and mantle, while natural light soaks the whole home from the noticeably abundant and large windows everywhere. Outdoor entertaining reaches perfection with gas bbq and gas heater hook-ups, a two-tired composite deck leading to the hot-tub and a lovely interlocking brick landing area for gatherings and games. Low maintenance landscaping frames the yard with a tranquil and inviting setting to enjoy morning coffee or a quiet evening with a glass of wine. With the south facing exposure of the backyard, every bit of sunshine can be enjoyed. The upper level features a thoughtful large central bonus room and two generous bedrooms centered by a full 4pc bathroom with heated tile floor. The elegant Primary Retreat boasts a lovely coffered ceiling, calming fireplace, walk in closet and a beautiful spa like en suite with focal soaker tub, dual vanities, heated floor and large separate shower enclosure. The fully developed basement completed by the builder, is finished to the same high standards with a gorgeous rec/theatre area with gas fireplace, wet bar, full bathroom, bright bedroom, a hobby room and plenty of storage...

- Great room 18.17 Ft x 13.75 Ft
- Primary Bedroom 15.58 Ft x 12.58 Ft
- Bedroom 12.00 Ft x 9.83 Ft
- Bedroom 13.00 Ft x 9.75 Ft
- 4pc Bathroom 9.00 Ft x 7.92 Ft
- 5pc Bathroom 12.17 Ft x 10.00 Ft

- Other 7.83 Ft x 2.25 Ft
- Bedroom 12.92 Ft x 8.75 Ft
- 4pc Bathroom 7.92 Ft x 5.00 Ft
- Kitchen 13.08 Ft x 11.42 Ft
- Dining room 10.00 Ft x 10.08 Ft
- Living room 15.42 Ft x 11.58 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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Family room 22.00 Ft x 13.83 Ft

Storage 7.50 Ft x 4.67 Ft

Furnace 10.00 Ft x 6.50 Ft

Foyer 10.50 Ft x 5.00 Ft

Laundry room 8.17 Ft x 7.00 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft