



## 52 Westpoint Gardens Calgary Alberta

\$875,000

OPEN HOUSE - Sat November 16 (2-4pm) WONDERFUL in West Springs.... This home shouts PRIDE OF OWNERSHIP, offering a quick and easy transition for your family. The list of highlights is long... a kitchen renovated and refreshed with quartz countertops, s/s appliances and a center island breakfast bar; the primary bath with new cabinets, flooring and quartz countertops - WARM & INVITING; oak hardwoods which run up & down; designer lighting throughout; custom B/I's in the living room; finished throughout in a soft white palette; a Bonus Room under a vaulted ceiling with a corner fireplace; a PRIVATE, south facing rear yard - FANTASTIC.... PLUS, an amazing LOCATION, steps to the playing fields on 73rd, a variety of great schools in the neighbourhood and a welcoming family community. This is a home your family will LOVE! Recent CAPITAL IMPROVEMENTS include new Lux windows, a new roof in 2016, new siding, eaves & soffits...This is a two storey offering 2600+ sq ft over three levels. The main level offers a WARM & BRIGHT southern exposure, a volume of windows harnessing the warmth of the sun, tempered by the Central A/C through the summer months. The Great Room features a media wall with custom cabinets, open to the inviting kitchen and dining space, overlooking the rear yard. There is also a private den/home office at the entrance. The hardwoods lead upstairs, to a wonderful Bonus Room, under a vaulted ceiling with a corner fireplace. The primary retreat is generous in size and offers the southern exposure and a newly finished en suite - WONDERFUL! There are two additional beds up, sharing a full, 4pc bath. The lower level has been professionally finished with a large rec room and a 4th bed for your weekend guests. With 2600+ sq ft, 3+1 beds, a Bonus Room, a fully developed basement, a private south facing yard and steps to the playing fields at 73rd this is an IDEAL FA...

Recreational, Games room 25.83 Ft x 15.00 Ft

Bedroom 16.50 Ft x 10.33 Ft

Furnace 14.00 Ft x 5.50 Ft

Living room 15.33 Ft x 15.00 Ft

Kitchen 11.92 Ft x 9.83 Ft

Dining room 9.17 Ft x 8.50 Ft

Laundry room 5.67 Ft x 5.08 Ft

2pc Bathroom .00 Ft x .00 Ft

Bonus Room 17.83 Ft x 12.92 Ft

Primary Bedroom 15.50 Ft x 11.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 11.17 Ft x 10.08 Ft

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Den 10.92 Ft x 10.58 Ft

Bedroom 12.33 Ft x 10.92 Ft

Other 8.67 Ft x 3.42 Ft

4pc Bathroom .00 Ft x .00 Ft