



# 53 Westpoint Way Calgary Alberta

\$1,250,000

Backing South onto a winding municipal reserve is this truly incredible custom home in exclusive Westpoint Estates in the popular West Hills community of West Springs. Built by Truman Homes by the original owner, this beautifully appointed 3 bedroom + den raised bungalow enjoys rich Brazilian Cherry floors & central air, 3 fireplaces, heated oversized 2 car garage & private backyard with mature trees & ornamental waterfall. Drenched in natural light, you'll love the amazing design of the main floor with its soaring vaulted ceilings, from the sunny living room with slate-facing gas fireplace & built-in cabinets, elegant formal dining room with clerestory window & stylish maple kitchen with granite counters & slate backsplash, centre island with stainless steel farmhouse sink, pot-filler & upgraded stainless steel appliances including newer (2021) Bosch dishwasher & Samsung fridge plus Wolf gas/electric stove with convection oven. The main floor owners' retreat is a wonderful relaxing space complemented by vaulted ceilings & has a 2-sided gas fireplace, large walk-in closet & jetted tub ensuite with granite-topped double vanities, glass block window & oversized walk-in shower with full tile surround & built-in bench. Over the garage is the terrific multi-purpose bonus room with a huge walk-in closet...which is the perfect space for a media room or another bedroom. The lower level - with oversized windows & in-floor heating, is beautifully finished with 2 more bedrooms, full bathroom & fantastic recreation room with polished concrete floors & fireplace with built-in cabinets. Additional extras include the dedicated main floor home office with frosted glass French door, main floor laundry room with sink & newer (2021) LG washer & dryer, Hunter Douglas blinds & irrigation system, professionally landscaped...front & back, built-in shelving in the basement storage room & r...

4pc Bathroom Measurements not available

Recreational, Games room 36.92 Ft x 18.58 Ft

Bedroom 13.67 Ft x 11.50 Ft

Bedroom 14.00 Ft x 11.17 Ft

Storage 23.25 Ft x 13.42 Ft

2pc Bathroom Measurements not available

Living room 19.08 Ft x 16.50 Ft

Dining room 13.75 Ft x 12.92 Ft

Kitchen 15.83 Ft x 11.92 Ft

Den 11.92 Ft x 9.42 Ft

Laundry room 11.83 Ft x 6.75 Ft

Primary Bedroom 17.00 Ft x 14.42 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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5pc Bathroom Measurements not available

Bonus Room 17.67 Ft x 12.08 Ft