



86 WEST POINT MEWS SW

86 West Point Mews Calgary Alberta

\$1,450,000

TRIPLE HEATED GARAGE | FULLY DEVELOPED BASEMENT | SOUTH BACKYARD WITH 100K LANDSCAPING PACKAGE | AIR CONDITIONING | CUL-DE-SAC | Welcome to this stunning Truman-built luxury home in the heart of West Springs, showcasing over 3,800 sq. ft. of beautifully designed living space with soaring ceilings, wide plank hardwood, and exceptional natural light throughout. The main level features a grand entryway that opens to an impressive living area with 18-foot ceilings and full-height south-facing windows anchored by a stone fireplace, creating a warm and inviting atmosphere year-round. The contemporary kitchen offers a perfect blend of function and style with quartz countertops, custom cabinetry, Bosch stainless steel appliances including a gas cooktop and built-in wall oven, a large island with wine fridge, and a spacious walk-in pantry connected to the mudroom with built-in lockers and direct access to the triple attached garage. A private office and stylish powder room complete this level, ideal for anyone needing a dedicated home workspace. Upstairs, glass railings and vaulted ceilings enhance the open feel, leading to a large bonus room ideal for a home theatre, studio, or kids play area. The primary suite features a five-piece spa-inspired ensuite with dual vanities, a freestanding soaker tub, a custom tiled shower with built-in bench, and a massive walk-in closet with direct access to the sizable laundry room with sink. Two additional bedrooms, each with vaulted ceilings and ample closet space, share a well-appointed five-piece bathroom. The fully developed lower level adds a beautiful extension of the home with a dedicated gym space, a spacious theatre and recreation room, a wet bar with beverage fridge, a bedroom, and a full bathroom. Additional highlights include air conditioning, full CAT5e wiring, irrigation, exposed aggregate driveway and patios, and a finish...

4pc Bathroom Measurements not available

Bedroom 12.75 Ft x 11.50 Ft

Exercise room 7.58 Ft x 13.92 Ft

Recreational, Games room 25.75 Ft x 16.00 Ft

2pc Bathroom Measurements not available

Foyer 8.08 Ft x 11.00 Ft

Kitchen 17.17 Ft x 16.58 Ft

Living room 17.75 Ft x 14.42 Ft

Other 5.25 Ft x 11.92 Ft

Office 13.67 Ft x 9.92 Ft

5pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 12.00 Ft x 13.25 Ft

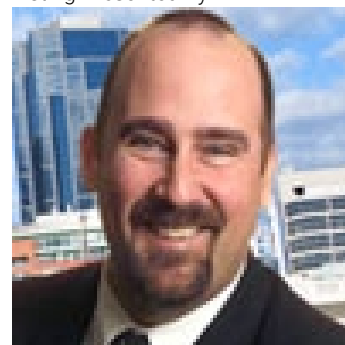
Bedroom 14.58 Ft x 13.00 Ft

Bonus Room 20.08 Ft x 20.33 Ft

Laundry room 7.67 Ft x 6.17 Ft

Primary Bedroom 12.83 Ft x 18.17 Ft

Listing Presented By:



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