

4 Westpoint Gardens SW Calgary, Alberta

MLS # A2202179



\$768,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,009 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

This bright and beautiful corner lot home is a must-see, showcasing excellent condition with numerous original upgrades throughout. The spacious kitchen features granite countertops, a large island with an eating bar, a pantry, and an eating nook, making it perfect for entertaining. French doors lead from the kitchen to the backyard, while the separate dining and living rooms are highlighted by a gas fireplace and built-in cabinetry. Upstairs, you'll find the master bedroom with a walk-in closet and a 4-piece ensuite, complete with a separate shower. A second bedroom and versatile third bedroom space, with extensive built-ins, offer plenty of room for your needs. The spacious bonus room, also with built-ins, adds additional living space and is wired for a sound system—perfect for entertainment. Other great features include irrigation system, central vacuum, water softener, and built in fireproof safe. The home also boasts newer updates, including a new furnace, a new fridge, a newer oven, the original sound system and attachments as is. The beautifully landscaped yard features a large deck, patio stones, and mature trees for added privacy. Located across from a park in a playground zone, the city removes snow from the sidewalk on the west side, adding extra convenience. This home offers both comfort and convenience—an ideal choice for family living!