



THE
A-TEAM

**RE/MAX
FIRST**

68 WESTLAND Crescent, Calgary T3H 0W1

MLS®#: **A2121150**

Area: **West Springs**

Listing Date: **04/10/24**

List Price: **\$949,999**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**

Lot Information

Lot Sz Ar: **5,026 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,485**
Low Sqft:
Ttl Sqft: **2,485**

DOM

40
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Interior Lot,Pie Shaped Lot,Treed**
Park Feat: **Double Garage Attached,Garage Faces Front,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Elevator,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`11" x 13`11"
Dining Room	Main	10`0" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"
Other	Main	5`0" x 3`0"
Bedroom - Primary	Upper	14`11" x 13`5"
5pc Ensuite bath	Upper	14`3" x 9`8"

Room	Level	Dimensions
Pantry	Main	6`0" x 4`5"
Living Room	Main	18`0" x 14`0"
Foyer	Main	13`0" x 8`0"
Mud Room	Main	7`7" x 6`7"
Walk-In Closet	Upper	14`6" x 7`5"
Bedroom	Upper	14`1" x 13`7"

Walk-In Closet	Upper	7'6" x 6'2"	4pc Ensuite bath	Upper	10'5" x 9'3"
Bonus Room	Upper	14'5" x 12'5"	Laundry	Upper	9'1" x 5'5"
Bedroom	Lower	13'8" x 12'8"	Office	Lower	9'6" x 6'3"
3pc Bathroom	Lower	0'0" x 0'0"	Furnace/Utility Room	Lower	28'0" x 20'0"
Storage	Lower	9'3" x 9'0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **1110859**

Remarks

Pub Rmks: ****UNBELIEVABLE NEW PRICE**. Welcome to 68 Westland Crescent SW, an enchanting Baywest Custom Homes, nestled in the heart of Calgary's West Springs! This delightful residence offers a rare and unique opportunity to have a 3 storey ELEVATOR providing access too all three floors for any person at any stage in life - all nestled in a perfect blend of modern comfort and classic charm, providing an inviting atmosphere for you to call home. The second floor boasts a DOUBLE MASTER SUITE floor plan, making it ideal for empty nesters, families with older children, as well as families looking for a home ideal for multi-generational living. Two large bedrooms with walk-in closets and full ensuite bathrooms, flanked by a bright bonus room and second floor laundry to complete this level. The interior is thoughtfully designed with attention to detail and quality craftsmanship. From the gleaming oak hardwood floors to the stylish fixtures and convenient elevator accessing all levels, every element exudes sophistication and comfort. Equipped with modern amenities such as a gourmet kitchen, stainless steel appliances, and central heating/cooling, this residence caters to the demands of contemporary living. Whether you're preparing a delicious meal or unwinding after a long day, you'll find everything you need right at your fingertips. The lower level is partially finished with a 3rd bedroom, full bathroom and living space, and still offers ample space for future development. This home was designed to maximize windows to allow as much natural light as possible. Also included are 2 A/C units, 2 furnaces, a remote awning on the back deck and roughed in vacuflo is roughed in. Window coverings include shutters in the master and all other blinds custom from Hunter Douglas. Step outside and discover your expansive landscaped backyard offering a tranquil retreat where you can enjoy dining, gardening, or simply basking in the sunshine. With plenty of space for outdoor activities, it's the perfect setting for creating lasting memories with family and friends. Walking distance to 3 great schools, close proximity to parks, shopping centres, and major transportation routes ensures that all your needs are within reach. West Springs is a vibrant community where neighbours become friends and every day brings new opportunities for connection and camaraderie. Experience the warmth and welcoming atmosphere that make this home and this neighbourhood truly special.**

Inclusions: **Awning, 3 TV Mounts**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











