



THE
A-TEAM

**RE/MAX
FIRST**

60 WEST GLEN Crescent, Calgary T3C 2X4

MLS®#: **A2158172** Area: **Westgate** Listing Date: **08/16/24** List Price: **\$899,900**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **6,512 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,063**
 Low Sqft:
 Ttl Sqft: **1,063**

DOM

33
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Garden,Many Trees,Street Lighting,Underground Sprinklers,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

Construction: **Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Induction Cooktop,Microwave,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Soaking Tub,Solar Tube(s),Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`0" x 12`0"
Living Room	Main	13`0" x 11`1"
Laundry	Lower	10`7" x 8`4"
Bedroom - Primary	Second	11`8" x 10`11"
Bedroom	Lower	15`4" x 11`7"
3pc Ensuite bath	Lower	10`4" x 5`1"

Room	Level	Dimensions
Dining Room	Main	11`1" x 8`0"
Foyer	Main	7`0" x 6`2"
Furnace/Utility Room	Basement	10`5" x 6`11"
Bedroom	Second	10`11" x 9`10"
5pc Ensuite bath	Second	13`4" x 7`9"
2pc Bathroom	Lower	7`9" x 3`1"

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **4994HN**

Remarks

Pub Rmks: **Welcome to 60 West Glen Crescent. This fabulous home was extensively upgraded to the studs by Housebrand Architecture and Construction and is highlighted in several Avenue Calgary magazines. The attention to detail and thoughtful planning shows throughout. The front of the home has been professionally landscaped with low maintenance perennials, columnar aspens and an appealing concrete patio. Through the front door is the large foyer with a convenient built-in bench. The spectacular kitchen features premium appliances including a built in Wolf oven and microwave, Subzero refrigerator, Miele dishwasher, and a 5-burner induction cooktop. Additional kitchen features include a separate prep sink, an appliance garage, custom pantry with slide out drawers, an instant hot water tap and a stainless-steel hood fan. The living room is organized around a focal piece of custom cabinetry with a gas fireplace and sliding door cabinetry. The overall height of the unit was kept to a minimum to allow for the living room windows to continue above. The dining room has a floor to ceiling window overlooking the private backyard and a well constructed paver patio ideal for outdoor entertaining. The upper level of the home has the primary bedroom and second bedroom that is currently configured into a home office. The 5-piece en-suite features separate vanities, a large soaker tub, a walk-in shower with a convenient bench and a solar tube to allow in plenty of natural light. The lower walk out level has a 2-piece bathroom, a laundry room with a premium AEG washer and dryer set. The large 3rd bedroom has a wonderful 3-piece ensuite with heated tile floors, a towel warmer rack, a walk-in shower, a custom vanity with a unique, builder designed, sliding mirror for privacy. The unfinished basement has plenty of room for additional living space and storage. The designer of this home included several of his unique features including lower light switches to allow space for artwork, custom mirrors, dropped bulkheads with recessed lighting and a privacy garden fence at the front of the home. This 60' x 110' lot has a front driveway for 2 cars and a huge backyard with plenty of room for a future garage. This well cared for home is located on a quiet crescent and a short walk to West Market Square and 2 LRT stations. Additional features are too numerous to mention. Truly a must see. Check out the virtual tour.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Central)**

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













