



THE
A-TEAM

**RE/MAX
FIRST**

45 WESTMORE Place, Calgary T3H 0Z2

MLS® #: **A2159072** Area: **West Springs** Listing Date: **09/04/24** List Price: **\$1,188,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **4,660 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,987**
 Low Sqft:
 Ttl Sqft: **1,987**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Heated Garage,Insulated,Oversized**

Utilities and Features

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

Construction: **Composite Siding,Silent Floor Joists,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Freezer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Pantry,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`1" x 11`5"
Living Room	Main	15`5" x 11`7"
Foyer	Main	10`6" x 5`0"
Laundry	Main	8`2" x 7`0"
Furnace/Utility Room	Lower	10`0" x 6`6"
Bedroom - Primary	Second	15`7" x 12`7"
Bedroom	Second	13`0" x 9`9"

Room	Level	Dimensions
Dining Room	Main	10`0" x 10`1"
Family Room	Lower	22`0" x 13`10"
Great Room	Second	18`2" x 13`9"
Storage	Lower	7`6" x 4`8"
Other	Lower	7`10" x 2`3"
Bedroom	Second	12`0" x 9`10"
Bedroom	Lower	12`11" x 8`9"

2pc Bathroom
4pc Bathroom

Main
Second

5'0" x 5'0"
9'0" x 7'11"

4pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Lower
Second

7'11" x 5'0"
12'2" x 10'0"

Title:
Fee Simple
Legal Desc:

1410323

Zoning:
R-2

Remarks

Pub Rmks:

This is absolutely the most perfect, fully developed, Jewel-Box luxury home with over 2800SqFt of developed living space, in the highly desirable neighborhood of West Springs on a beautiful, quiet cul-de-sac. Offered in spectacular condition by the original owners who spec'd the build to very high standards, everything shows pride of ownership and every detail is curated to beautiful and functional perfection. The main floor features designer tones and thoughtful details like a walk-through pantry off the oversized, extra deep garage, leading into the chef's kitchen with extended height cabinets and bulkhead detail. Undermount lighting, mosaic tile backsplash and beautiful high-end hardwood laminate flow throughout the main floor. Relax in the contemporary living room with modern fireplace, tile surround and mantle, while natural light soaks the whole home from the noticeably abundant and large windows everywhere. Outdoor entertaining reaches perfection with gas bbq and gas heater hook-ups, a two-tired composite deck leading to the hot-tub and a lovely interlocking brick landing area for gatherings and games. Low maintenance landscaping frames the yard with a tranquil and inviting setting to enjoy morning coffee or a quiet evening with a glass of wine. With the south facing exposure of the backyard, every bit of sunshine can be enjoyed. The upper level features a thoughtful large central bonus room and two generous bedrooms centered by a full 4pc bathroom with heated tile floor. The elegant Primary Retreat boasts a lovely coffered ceiling, calming fireplace, walk in closet and a beautiful spa like en suite with focal soaker tub, dual vanities, heated floor and large separate shower enclosure. The fully developed basement completed by the builder, is finished to the same high standards with a gorgeous rec/theatre area with gas fireplace, wet bar, full bathroom, bright bedroom, a hobby room and plenty of storage. Everything stays cool during hot summer/fall days with central a/c. The extended depth garage is finished, heated and has loads of built in shelving for ample storage capability. Ideally close to excellent commuter routes, shopping amenities, walking paths, transit and the best school district in the city. Offering everything that a discerning family could want, this remarkable home is presented in pristine condition and is move-in ready. 60 days negotiable possession preferred. This home is a true gem!

Inclusions:
Property Listed By:

**Garage Fridge and Freezer, TV wall mount(s), Hot Tub, Shed.
Sotheby's International Realty Canada**

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













