



THE
A-TEAM

**RE/MAX
FIRST**

1623 WESTMOUNT Road, Calgary T2M 3M2

MLS®#: **A2160700**

Area: **Hillhurst**

Listing Date: **09/03/24**

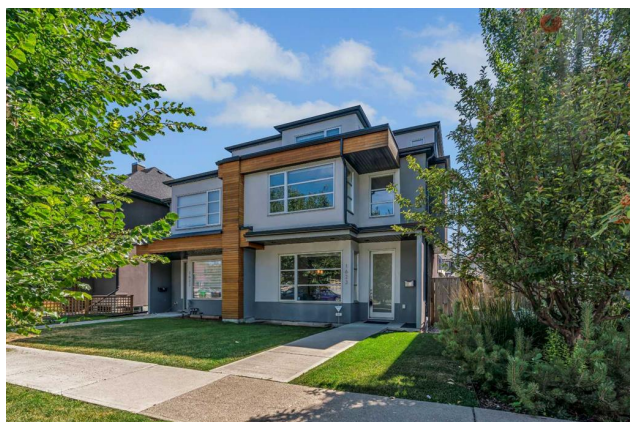
List Price: **\$1,095,000**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,185

Year Built:

2013

Low Sqft:

Ttl Sqft:

2,185

Lot Information

Lot Sz Ar:

2,669 sqft

Lot Shape:

DOM

109

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Landscaped,Rectangular Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Cedar,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`1" x 13`2"
Dining Room	Main	13`6" x 9`8"
Bedroom	Second	15`7" x 15`11"
Laundry	Second	9`7" x 5`5"
Bedroom - Primary	Upper	12`11" x 14`3"
4pc Ensuite bath	Upper	10`6" x 13`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`8" x 17`7"
2pc Bathroom	Main	5`7" x 4`11"
4pc Bathroom	Second	9`6" x 4`11"
Bedroom	Second	12`7" x 12`7"
Walk-In Closet	Upper	8`2" x 7`0"
Game Room	Basement	14`10" x 16`2"

Furnace/Utility Room
Bedroom

Basement
Basement

9'1" x 6'6"
13'1" x 10'5"

4pc Bathroom

Basement

9'1" x 5'0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1410728

Zoning:
R-C2

Remarks

Pub Rmks:

Nestled on a quiet tree-lined street in the heart of Hillhurst, this spectacular executive three-storey infill by Stone West Homes offers an extraordinary blend of luxury and convenience. Located just steps from the vibrant shops and dining of Kensington and minutes from downtown, this custom-built residence spans over 2,900 sq. ft. of thoughtfully designed living space throughout. Upon entry, you're welcomed by an open foyer, then step onto rich hardwood floors that flow seamlessly throughout the bright and open main floor. At the center of this level is a modern kitchen, showcasing white quartz counters, a striking backsplash, Viking stainless steel appliances, and custom cabinetry that combines style and functionality. Adjacent to the kitchen, the spacious dining area provides an ideal space for entertaining, while the living room, enhanced with pre-wired speakers and large windows, sets the stage for relaxed evenings by the fire. Upstairs, two generously sized bedrooms each have a walk-in closet and share a beautifully appointed full bath, and a dedicated laundry room that offers ample storage and convenience, complete with a sink. A loft area houses a built-in desk, perfect for a study space or library. On the top floor, the primary suite stands out as a true retreat, featuring vaulted ceilings, a 2nd fireplace for cozy winter nights, and a spa-like ensuite. With an oversized shower, a freestanding soaker tub, and a massive walkthrough closet illuminated by a skylight, the ensuite provides a sanctuary-like experience every day. Adding to the home's appeal, the fully finished basement extends your living space with a fourth bedroom and a full bath, ideal for guests or a growing family. A wet bar elevates the entertainment factor, making this area perfect for casual family gatherings or hosting friends. The continuation of pre-wired speakers ensures high-quality sound throughout this level, enhancing your home theatre experience. Outside, a south-facing backyard becomes your private, sun-filled retreat. The aggregate patio invites you to enjoy BBQs or quiet mornings with a coffee in hand. Along with the double detached garage for convenience and storage, the low-maintenance yard ensures that you can focus on enjoying the perks of inner-city living. Equipped with roughed-in VacuFlo for easy cleaning, this home masterfully combines modern functionality with luxurious finishes. In an unbeatable location, it presents an exceptional opportunity to relish the benefits of inner-city living in a high-end, custom-built home.

Inclusions:
Property Listed By:

N/A
RE/MAX First

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



