



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**24 WESTOVER Drive, Calgary T3C 2S4**

MLS®#: **A2164679**      Area: **Westgate**      Listing Date: **09/11/24**      List Price: **\$928,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1958**  
Lot Information  
 Lot Sz Ar: **5,995 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,050**  
 Low Sqft:  
 Ttl Sqft: **1,050**

DOM

**8**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **5**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Rectangular Lot**  
 Park Feat: **220 Volt Wiring,Alley Access,Garage Door Opener,Garage Faces Rear,Triple Garage Detached**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard,Storage**

Construction: **Composite Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 13`0"	Eat in Kitchen	Main	20`9" x 10`7"
Bedroom - Primary	Main	12`3" x 10`8"	5pc Ensuite bath	Main	10`2" x 8`2"
Bedroom	Main	9`10" x 9`1"	4pc Bathroom	Main	10`2" x 6`6"
Game Room	Basement	20`9" x 12`10"	Bedroom	Basement	11`0" x 9`9"
4pc Bathroom	Basement	8`6" x 7`5"	Bedroom	Basement	10`2" x 9`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**2768HH**

Remarks

Pub Rmks:

**Nestled on a serene street, this elegant 1,050 sq.ft bungalow has been newly renovated to perfection, seamlessly blending modern luxury with timeless charm. Upon entering, you are welcomed into an open concept main floor that epitomizes contemporary living. The expansive space is adorned with wide plank white oak engineered hardwood flooring, creating an inviting warmth that flows throughout the home. The heart of this space is undoubtedly the brand new kitchen, designed to be both a chef's dream and the social hub of the home. Gleaming stainless steel appliances promise dependability and style, while the stunning farmhouse sink adds a touch of rustic elegance. Quartz countertops extend throughout the kitchen, providing an expansive workspace and culminating in a sit-up island with waterfall quartz edges—a striking centerpiece for casual meals or lively gatherings. The kitchen's design also includes ample counter space and a generous pantry, ensuring that functionality meets beauty. The main floor continues to impress with its accommodation. It offers two generously sized bedrooms that provide comfort and tranquility, perfect retreats at the end of the day. The main full bathroom is a blend of modern finishes, while the 5-piece spa-like ensuite is an oasis of relaxation, featuring luxurious fixtures and thoughtful design touches that promise to invigorate and rejuvenate. Venture down to the brand new fully finished basement and discover a world of possibilities. This additional living space is anchored by a large recreation and family room, a versatile area perfect for entertainment or simply unwinding. The inclusion of a wet bar makes this basement an excellent venue for hosting guests at intimate gatherings or celebratory events. Two additional bedrooms offer more sleeping quarters for family members or visitors, and are complemented by another tastefully designed 4-piece bathroom. The outdoor space is as thoughtful and inviting as the interior. Whether hosting backyard barbecues, enjoying peaceful mornings, or relaxing under the stars at night, the sizable yard offers countless opportunities for enjoyment. The new fence ensures privacy, making it a perfect haven for children to play or pets to roam freely. Set on a generous 60'x100' lot, the property is framed by new sod and a concrete patio, ensuring both beauty and privacy. A brand new 24'x32' triple car garage with 11' ceilings stands proudly at the back, offering ample space for vehicles and extra storage. Truly move-in ready, every inch of the property reflects meticulous attention to detail and quality craftsmanship. Ideally located within walking distance to 3 schools, parks & playgrounds, quick access to major routes, ideal for downtown professionals with a short walk to the c-train station and a 9min drive to downtown. Don't miss the chance to own a home that combines convenience, luxury, and serenity in one exceptional package.**

Inclusions:  
Property Listed By:

n/a  
**RE/MAX Real Estate (Mountain View)**

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











