



THE
A-TEAM

**RE/MAX
FIRST**

49 WESTMORE Park, Calgary T3H 6A9

MLS®#: **A2166752** Area: **West Springs** Listing **09/26/24** List Price: **\$1,599,000**
 Status: **Active** County: **Calgary** Change: **-\$40k, 09-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **4,875 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,130**
 Low Sqft:
 Ttl Sqft: **3,130**

DOM

48
Layout
 Beds: **4 (4)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard**
 Park Feat: **Garage Door Opener,Insulated,Side By Side,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle,Metal**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue,BBQ gas line,Other,Private Entrance,Private Yard,Rain Gutters**

Construction: **Composite Siding,Mixed,Stucco**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Quartz Counters,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`3"	Den	Main	10`11" x 8`5"
Dining Room	Main	13`10" x 8`1"	Foyer	Main	7`6" x 11`4"
Kitchen	Main	13`8" x 20`11"	Living Room	Main	13`0" x 15`4"
Office	Main	9`10" x 10`0"	3pc Ensuite bath	Second	11`7" x 5`5"
4pc Bathroom	Second	12`0" x 5`2"	5pc Ensuite bath	Second	9`3" x 18`0"
Bedroom	Second	12`1" x 12`3"	Bedroom	Second	11`7" x 15`11"
Bedroom	Second	12`0" x 12`4"	Family Room	Second	16`10" x 11`7"

Laundry
Walk-In Closet
Game Room
Storage

Second
Second
Basement
Basement

12`5" x 5`11"
5`6" x 18`0"
27`5" x 16`2"
15`9" x 5`2"

Bedroom - Primary
2pc Bathroom
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement

13`0" x 17`11"
7`0" x 4`10"
27`2" x 12`5"
11`5" x 10`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1912481

Zoning:
R-1s

Remarks

Pub Rmks:

Welcome to 49 Westmore Park SW—a modern gem by Crystal Creek Homes with 4,161 sq. ft. of finished living space, 4 beds, and 5 baths, this home is designed for family comfort and professional style. Located in a family-friendly neighbourhood with schools, shops, and restaurants just minutes away, you'll find everything you need within reach. Wake up to stunning sunrises in the luxurious west-facing primary suite, with its waterfall quartz countertops, dual sinks, freestanding soaker tub, and a dedicated makeup vanity with LED mirror. The spacious walk-in closet spans the full length of the room, while sound insulation ensures privacy and restful sleep. The second floor boasts vaulted ceilings, a bonus room with big sky views, and three additional bedrooms—all with soundproofing and modern finishes, including an ensuite and a shared 5 piece bath. The open-concept main floor is perfect for entertaining and everyday living. The kitchen's waterfall quartz countertops, large island, walk-in pantry with custom built-ins, and WiFi-connected KitchenAid appliances make every meal a joy. Cozy up in the living room by the three-sided fireplace, or enjoy the light-filled dining area, all with oversized west-facing windows. Two flexible office spaces with custom murals make working from home seamless. Head downstairs to a finished basement, complete with a personal home gym (equipment included!) featuring mirrors, a squat rack, Peloton bike, and more, plus a wet bar for post-workout refreshment. A media room is ready for family movie nights, and extra storage space keeps everything organized. The three-car tandem garage has epoxy-coated floors, insulated walls, and high ceilings for endless storage or workshop potential. Step outside to enjoy a low-maintenance yard with landscape lighting and high-efficiency irrigation. The front yard is lush with Karl Foerster gardens, while the backyard features a 15'x14' deck with a gas line for BBQs, perfect for entertaining. Newly planted Swedish Columnar Aspens offer privacy, while a horizontal-style fence encloses the yard for safe play. Equipped with smart home technology, the house features CAT6 ethernet wiring, ceiling speakers, a water softener, and a 3-zone HVAC system for complete comfort. Security features include IP cameras, a Nest doorbell, and reinforced grills for peace of mind. EV Conduit and Solar Panels both Roughed In to transition seamlessly into an eco friendly lifestyle. Located just 2 minutes from Stoney Trail, 15 minutes to downtown, and only an hour from the mountains, this home combines convenience with luxury. Whether you're starting a family or looking for a stylish space to balance work and play, this is more than a house—it's the place your story begins. Welcome home.

Inclusions:
Property Listed By:

**Connected Webber BBQ, Speaker Amplifier, x2 Sonos, All Exercise Equipment inside Home Gym
Real Broker**

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











