



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**49 WESTMORE Park, Calgary T3H 6A9**

MLS®#: **A2166752**      Area: **West Springs**      Listing Date: **09/26/24**      List Price: **\$1,639,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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

**10**  
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

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

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**