



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 WESTRIDGE Crescent, Calgary T3H 5C9**

MLS® #: **A2176493**      Area: **West Springs**      Listing **11/01/24**      List Price: **\$1,380,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$70k, 07-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **8,848 sqft**  
 Lot Shape: **8.37 meter**

Finished Floor Area

Abv Sqft: **3,078**  
 Low Sqft:  
 Ttl Sqft: **3,078**

DOM

**50**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Irregular Lot,Landscaped,Many Trees,Native Plants,Pie Shaped Lot,Treed**  
 Park Feat: **Aggregate,Covered,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Parking Pad,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Garden,Lighting,Private Yard,Rain Gutters,Storage**

Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Range,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bookcases,Central Vacuum,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recreation Facilities,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>9`6" x 6`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`0" x 15`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`8" x 12`11"</b>	<b>Pantry</b>	<b>Main</b>	<b>3`9" x 3`9"</b>
<b>Nook</b>	<b>Main</b>	<b>11`5" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>18`8" x 10`5"</b>

<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`2" x 13`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`6" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`8" x 10`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 12`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 13`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>37`5" x 14`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`6" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`6" x 5`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>16`2" x 15`2"</b>
<b>Mud Room</b>	<b>Main</b>	<b>9`5" x 4`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`5" x 10`3"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`7" x 6`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`11" x 11`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>19`0" x 11`7"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0212421**

Zoning: **R-G**

Remarks

Pub Rmks: **Remarkable luxury mansion sitting on a Cul-De-Sac street huge lot, total developed 4312 SF living area and close to 9000 SF land. Every images you can imagine entering this one-of-a-kind previous show home. Vaulted front entry with Brazilian cherry floor inlayed in porcelain tiles, all main floor Brazilian cheery hardwood flooring, the other floors are high quality weaved carpet. Garnet granite count-tops with big "L" shaped island accompanying with similar tone of full length cheery cabinets. Extensive stone feature wall, woodwork and moldings throughout whole house. Wrought iron railing. Total 3 fireplaces, each floor equipped with a stone faced mantle fireplace. Alarm system, sounds system, central vacuum system. Fully finished basement with floor heating system, built-in bookcases, huge entertainment room, wet bar, big bedroom and 4pc bath. Fully custom landscaped paradise yard with many perennial plants, flowers, fruit tree, very low maintenance, plus a 12'x16' lighted and heated metal gazebo, pergola and hot tub immerse your family time in. 5-zone sprinkler irrigation, all urban life you enjoy and will never regret owning this gem.**

Inclusions: **back yard gazebo, outdoor hot tub (sold "as is")**  
 Property Listed By: **Homecare Realty Ltd.**

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























