

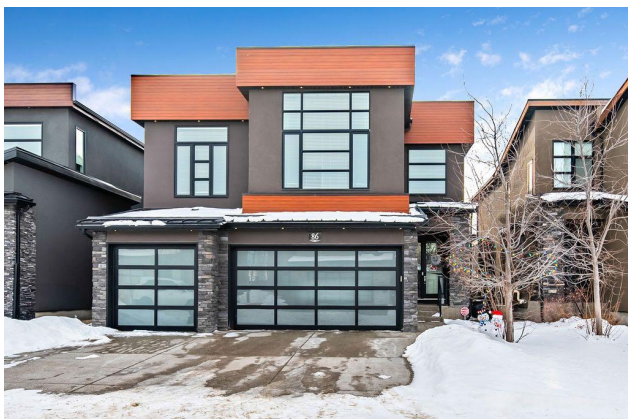


THE
A-TEAM

**RE/MAX
FIRST**

86 WEST POINT Mews, Calgary T3H0X5

MLS® #: **A2183045** Area: **West Springs** Listing Date: **12/10/24** List Price: **\$1,499,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **4,402 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,747**
 Low Sqft:
 Ttl Sqft: **2,747**

DOM

74
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Barbecue**

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

Kitchen Appl: **Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Microwave, Water Softener, Window Coverings**
 Int Feat: **Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 14`7"	Dining Room	Main	12`1" x 14`5"
Kitchen	Main	8`10" x 16`6"	Office	Main	10`0" x 13`6"
Bedroom - Primary	Upper	12`10" x 18`3"	Bedroom	Upper	12`0" x 12`10"
Bedroom	Upper	12`0" x 13`3"	Bonus Room	Upper	14`6" x 20`1"
Laundry	Upper	6`1" x 7`7"	Entrance	Main	6`7" x 10`5"
2pc Bathroom	Main	5`0" x 5`7"	5pc Ensuite bath	Upper	8`5" x 21`0"
4pc Bathroom	Upper	5`0" x 11`0"	4pc Bathroom	Basement	5`5" x 9`3"

**Media Room
Bedroom**

**Basement
Basement**

**16`0" x 26`0"
11`5" x 12`8"**

**Exercise Room
Wine Cellar**
Legal/Tax/Financial

**Basement
Basement**

**7`4" x 14`0"
5`1" x 9`7"**

Title:
Fee Simple
Legal Desc:

1213659

Zoning:
R-G

Remarks

Pub Rmks: **Discover sophisticated living in this executive home that masterfully combines modern design with natural elegance. Highlights include soaring ceilings, full-height south-facing windows, and a striking stone hearth in the living room. The gourmet kitchen is equipped with custom cabinetry, high-end appliances, and a spacious island, seamlessly connecting indoor and outdoor dining areas. The upper level features a tranquil primary suite with a spa-inspired ensuite, two generously sized bedrooms, and a versatile bonus room. The finished basement elevates the home with a gym, mini bar, and theatre room, perfect for entertainment and relaxation. Additional conveniences include a main-floor office, a custom mudroom, and jack-and-jill laundry access. Step outside to enjoy a beautifully landscaped and irrigated yard with an aggregate deck, creating a serene retreat. Perfectly situated in the heart of West Springs, this home is steps from parks, amenities, top schools, and offers quick access to downtown and the mountains. Embrace modern luxury in a prime location—book your showing today!**

Inclusions: **2 mounted TV's**
Property Listed By: **CIR Realty**

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



