



THE
A-TEAM

**RE/MAX
FIRST**

88 WESTPARK Crescent, Calgary T3H0C2

MLS®#: **A2199113** Area: **West Springs** Listing Date: **03/06/25** List Price: **\$1,445,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **7,362 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,816**
 Low Sqft:
 Ttl Sqft: **2,816**

DOM

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

Parking

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

Access:

Lot Feat: **Landscaped,Private,See Remarks**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
 Legal Desc: **0610524**

Zoning: **R-G**

Remarks

Pub Rmks: **Nestled in the prestigious Westpark Estates, this exceptional residence offers over 4200 sq ft of meticulously designed living space, thoughtfully updated and**

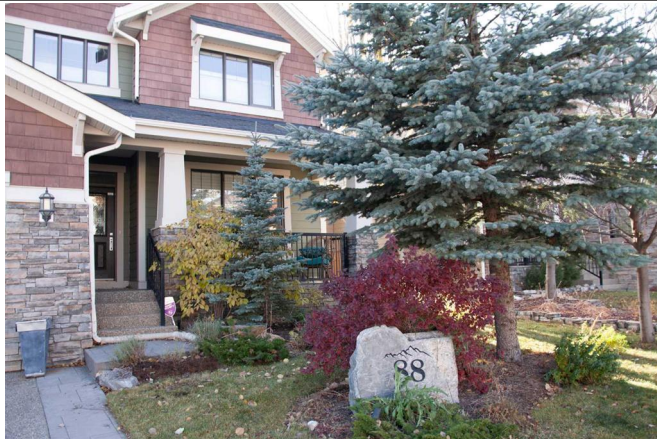
maintained by its current owners. Boasting four-plus bedrooms, three-and-a-half bathrooms, and a stunning two-story walkout layout with a triple-car garage, this home resides on a 64' x 115' south-facing lot, ensuring privacy and abundant natural light. Upon entering, the spacious foyer opens with French pocket doors into a formal dining room, which can also serve as an office space, offering versatile functionality. The open-concept floor plan seamlessly flows into the heart of the home: a DREAM kitchen, expertly renovated with designer cabinetry, bespoke hardware, and high-end finishes. The kitchen is a culinary masterpiece, featuring a built-in refrigerator, luxurious granite countertops, a striking backsplash, and custom lighting. A spacious walk-in pantry offers direct access to the mudroom, which includes ample closet space and a powder room for added convenience. The adjacent dinette, with French doors leads to the expansive south-facing upper sun deck. The sun infused living room, highlighted by custom-built shelving and an exquisite fireplace, serves as the perfect setting for both intimate gatherings and larger-scale entertaining. The upper level of the home exudes refinement and tranquility, beginning with a generously sized bonus room, ideal for a media room, playroom, or home office. The upper laundry room, enhanced with soundproofing and built-in shelving, adds an element of practicality and ease. The grand primary suite offers a serene retreat, featuring soaring vaulted ceilings, a spacious walk-in closet, and a luxurious ensuite featuring a three-sided fireplace, a glass-enclosed shower, a deep soaker tub and dual vanities. Two additional well-appointed bedrooms and a full bathroom complete this level. The professionally developed WALKOUT basement offers a sophisticated space for both family living and entertaining. With nine-foot ceilings and soundproof insulation, the lower level features a spacious family room with a fireplace, as well as at projector and screen for cinematic experiences. A recreation area, currently used as a gym space and billiards room, provides endless potential for customization. A fourth bedroom and a full bathroom complete the lower level. Step outside to the serene, park-like backyard, where poured aggregate sidewalks and a low-maintenance, fully fenced yard with irrigation and mature trees offer a private, peaceful oasis. Ideally located within walking distance to top-rated schools, grocery stores, charming local pubs, ice cream shops, and the myriad of amenities offered by the desirable West Springs neighborhood, this residence presents an unparalleled opportunity to enjoy a lifestyle of luxury, convenience, and sophistication. This is truly a home where every detail has been thoughtfully considered, and every inch exudes elegance and comfort

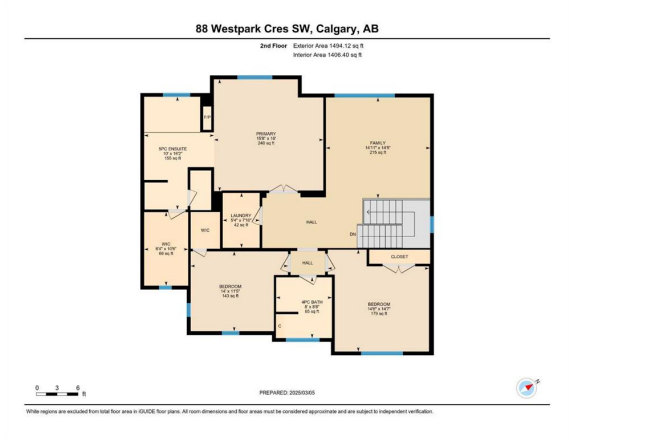
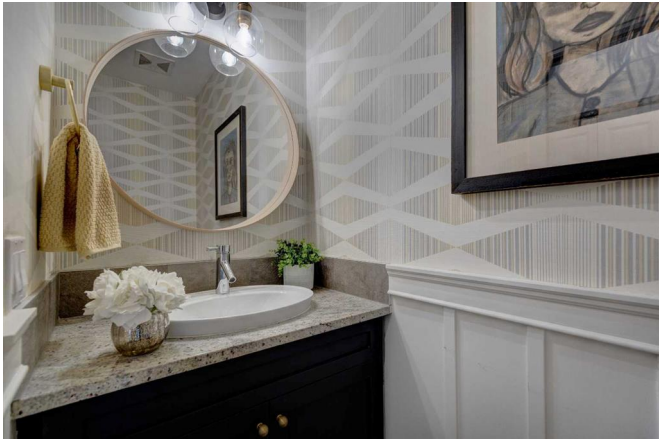
Inclusions:

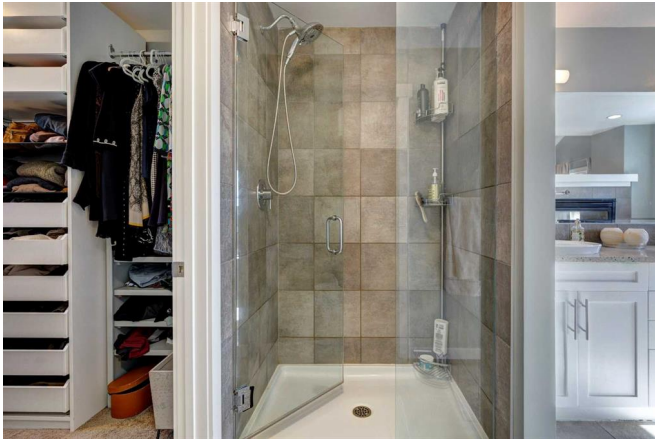
Property Listed By:

**Overhead Garage Shelves & fixed tire racks, 2 white PAX storage units in garage, Pool Table & all accessories, Projector & screen
RE/MAX Realty Professionals**

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







88 Westpark Cres SW, Calgary, AB

Basement (Below Grade) Exterior Area 1302.39 sq ft
Interior Area 1108.89 sq ft



PREPARED: 2020/03/05

While figures are included from total floor area in GDS/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



