

# \$1,449,900 - 39 Westpoint Place Sw, Calgary

MLS® #A2229839

**\$1,449,900**

5 Bedroom, 4.00 Bathroom, 2,908 sqft

Residential on 0.14 Acres

West Springs, Calgary, Alberta

Exquisitely updated 3+2 bedroom home on a pristine quiet cul-de-sac in West Springs, offering over 4100 sq ft of living space! The main level presents walnut hardwood floors, lofty ceilings & is drenched in natural light showcasing the living room anchored by a wall of refreshed built-ins & fireplace. Open to the living room, is a casual dining area & gorgeous kitchen with re-built & extended island/eating bar, new counters & backsplash, upgraded lighting, crisp white cabinetry & stainless steel appliances. A walk-thru pantry has easy access to the formal dining room thatâ€™s adorned with built-in hutch, crown moulding & elegant light fixture. A private office is tucked away just off the foyer â€“ ideal for a home office setup. A convenient laundry/mudroom & 2 piece powder room complete the main level. Ascend an elegant staircase to the second level that hosts a bonus room with vaulted ceiling, 3 bedrooms & 5 piece Jack & Jill bath. The spacious primary retreat with cozy fireplace, boasts a walk-in closet & luxurious 5 piece ensuite with dual sinks, relaxing jetted tub & oversized glass shower. Basement development features a family/media room with fireplace & built-ins, recreation room, 2 additional bedrooms & a 4 piece bath. Other notable features include fresh paint throughout, central air conditioning, all built-ins have been re-painted, new hardware on cabinetry & built-ins, newer carpeting & hot water tank, new water softener & new 200 amp electrical panel. Added allure is the



seamless indoor/outdoor living space complete with huge back deck & remote phantom screens, built-in BBQ, fireplace, outdoor TV, ceiling fan, infrared electric heaters & rejuvenating hot tub. Also enjoy the beautifully landscaped gardens, front gemstone lighting & convenient double attached front garage. This gracious home is conveniently located close to parks, schools, shopping, public transit & has easy access to Coach Hill Road & Old Banff Coach Road.

Built in 2006

### **Essential Information**

MLS® #	A2229839
Price	\$1,449,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,908
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	39 Westpoint Place Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5W5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached

# of Garages 2

## Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Washer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 4

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Lighting, Private Entrance, Private Yard, Built-in Barbecue, Outdoor Kitchen

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 11th, 2025

Days on Market 4

Zoning R-G

## Listing Details

Listing Office RE/MAX First

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