

## 4 Westpoint Gardens SW Calgary, Alberta

MLS # A2202179



# \$768,000

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,009 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Pantry		

**Inclusions:** N/A

This bright and beautiful corner lot home is a must-see, showcasing excellent condition with numerous original upgrades throughout. The spacious kitchen features granite countertops, a large island with an eating bar, a pantry, and an eating nook, making it perfect for entertaining. French doors lead from the kitchen to the backyard, while the separate dining and living rooms are highlighted by a gas fireplace and built-in cabinetry. Upstairs, you'll find the master bedroom with a walk-in closet and a 4-piece ensuite, complete with a separate shower. A second bedroom and versatile third bedroom space, with extensive built-ins, offer plenty of room for your needs. The spacious bonus room, also with built-ins, adds additional living space and is wired for a sound system—perfect for entertainment. Other great features include irrigation system, central vacuum, water softener, and built in fireproof safe. The home also boasts newer updates, including a new furnace, a new fridge, a newer oven, the original sound system and attachments as is. The beautifully landscaped yard features a large deck, patio stones, and mature trees for added privacy. Located across from a park in a playground zone, the city removes snow from the sidewalk on the west side, adding extra convenience. This home offers both comfort and convenience—an ideal choice for family living!