

# \$1,399,900 - 57 Westpoint Way Sw, Calgary

MLS® #A2208622

**\$1,399,900**

4 Bedroom, 4.00 Bathroom, 2,627 sqft

Residential on 0.11 Acres

West Springs, Calgary, Alberta

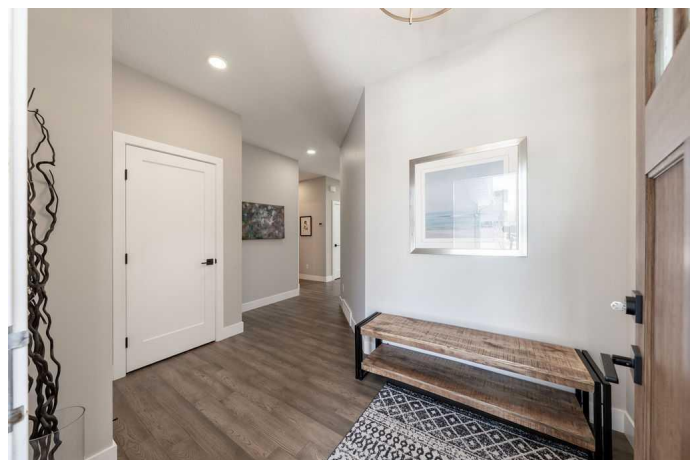
Welcome to Westpoint Estates, where comfort, style, and location come together to create the perfect place to call home.

This beautifully maintained home feels like new and comes fully finished inside and out – complete with a professionally landscaped yard. Tucked away on a quiet cul-de-sac, it offers a south-facing backyard that backs onto green space and a scenic pathway system. Whether you're out for a walk, heading to one of the city's top-ranked schools, or just soaking in the views, this location has it all – privacy, beauty, and convenience.

Step inside and you™re greeted by soaring ceilings, oversized windows, and a bright, modern design that instantly feels welcoming. The open layout features stunning hardwood floors, a spacious great room with two storey ceilings, custom millwork, and a striking staircase that sets the tone.

Need a home office? You™ve got it – perfectly tucked away for quiet focus.

The kitchen is a showstopper, blending white and natural wood cabinetry, a huge quartz island, and upgraded appliances, including a 5-burner gas stove – ideal for cooking, entertaining, or just everyday living. A sleek fireplace with a concrete tile surround adds both warmth and a designer touch, and the functional mudroom keeps everything



organized for a busy family life.

Upstairs, the primary suite feels like a retreat with tray ceilings, feature lighting, and a massive walk-in closet with custom built-ins. The ensuite is spa-inspired with a soaker tub, glass shower, and dual vanities â€” the perfect place to relax and recharge. Youâ€™ll also find two more generously sized bedrooms, a stylish four-piece bath, and an upper-floor laundry room thatâ€™s been thoughtfully upgraded with more custom built-ins.

The fully finished basement is designed for connection and downtime â€” perfect for movie nights, games, or hosting friends. Thereâ€™s a fourth bedroom down here too, offering flexibility for guests, a home gym, or whatever your lifestyle needs, plus another full bathroom.

Off the kitchen, step onto the large deck for your morning coffee or head down to the lower exposed aggregate patio in the evening to unwind by the fire table â€” all while enjoying the lush backyard with no direct neighbors behind you.

This home is packed with extras: a heated triple garage, underground sprinklers, electric awning, A/C, dual-zone furnaces, custom closet organizers, new water softener, built-in sound system, and even wiring for a hot tub.

And the best part? You're just minutes from Deville + Starbucks, restaurants, fitness facilities, shops and some of the most coveted schools in the city and only 15 minutes to downtown.

This is a rare opportunity to own a one-of-a-kind home in a prime location. Just move in and enjoy.

Built in 2018

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208622    |
| Price          | \$1,399,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,627       |
| Acres          | 0.11        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 57 Westpoint Way Sw |
| Subdivision | West Springs        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3H 2A5             |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Aggregate, Heated Garage, Triple Garage Attached |
| # of Garages   | 3  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard, Storage                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 4               |
| Zoning         | R-G             |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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