

132 Westpoint Gardens SW  
Calgary, Alberta

MLS # A2201060



**\$799,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,777 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Laminate Counters, Soaking Tub, Walk-In Closet(s), Wired for Sound, Wood Windows		
<b>Inclusions:</b>	N/A		

Experience the perfect blend of urban living woven with nature in this stunning former Beattie Show Home. A true testament to craftsmanship, this property is designed to impress at every turn. From the gleaming hardwood floors to the cozy gas fireplace, this home radiates warmth and sophistication—a place where you’ll feel right at home from the moment you step inside. **Main Floor Highlights:** Breakfast Nook: Surrounded by windows, this sunny spot overlooks your private backyard, offering a serene start to your day. Chef’s Kitchen: Perfectly laid out with a spacious island, breakfast bar, and a well-sized walk-in pantry. Ideal for entertaining, it flows seamlessly into the formal dining room—perfect for hosting memorable gatherings. Convenient Living: A half bath, laundry/mudroom, and access to the attached double garage complete the main floor. The garage, finished and well-lit, was once the showhome office. It’s versatile—use it for parking, transform it into a home gym, or adapt it into a spacious office. **Upper Level Retreat:** Primary Suite: A king-sized bedroom with a luxurious ensuite featuring a jet tub, separate shower, double sinks, and ample counter space. Additional Bedrooms: Two more spacious bedrooms and a 4-piece bathroom provide comfort and privacy for family or guests. **Basement Potential:** Blank Canvas: The undeveloped basement is a dream for visionaries. With a bathroom rough-in already in place and two large windows, this space is ready to be transformed into a home theatre, gym, playroom, or additional living area. **Outdoor Oasis:** Tranquil Backyard: Mature trees offer privacy and a peaceful retreat, creating a perfect harmony of neighbourhood and nature in perfect sync. **Location, Location, Location:** Conveniently Connected: Just down the path a transit stop awaits. The West LRT is

just a short ride or drive away. Commuting downtown? It's only a 20-minute drive. Gateway to the Rockies: Living on the west side of Calgary means quick access to Stoney Trail and the Rockies. Start your weekend adventures early with easy routes to Canmore, Banff, and beyond. Don't Miss Out! This is more than a home—it's a lifestyle. With its unbeatable location, thoughtful design, and endless potential, this property won't stay on the market for long. Call your favourite Realtor today and book a viewing before it's gone!