



\$585,000

PRICE

3

BEDS

2

BATHS

1,086 sqft

BUILDING SIZE

7,250 sqft

LOT SIZE

A1162626

LISTING ID

1960

YEAR BUILT

Fantastic home in superb Westgate location with a 2 bedroom legal basement suite. Renovated and designed for entertaining and luxury living with a completely open style concept - perfect for today's style and enjoyment. A most amazing chef's kitchen with slate and hardwood floors equipped with maple cabinets, stainless steel appliances, a five burner professional series gas stove, large island with concrete counter tops, double sink and separate copper sink. The main floor is completed with a flex room/den, formal dining area, spacious living room and an amazing master bedroom with retreat area housing an antique claw foot style tub, and lots of storage. The main bath is very spacious and has lots of storage. The basement has a legal suite that has met the requirements of the Land Use ByLaw and Alberta Safety Codes. It is registered with the city of Calgary. Excellent layout for this 2 bedroom suite with many upgrades including over sized windows in the bedrooms, a full kitchen including a built in dishwasher and vented hood fan, an eating area and a living room. All recently painted and over the years plenty of upgrades including built in dishwasher, painting and the laminate flooring just recently. The common area in the basement has plenty of space and other upgrades include high efficiency Lennox furnace, humidifier, newer washer and dryer and on demand hot water. Other upgrades include fire suppression, stainless steel bars going down the stairs, door at the top of the stairs and smoke and CO detectors. The back yard is huge with an oversized deck - perfect for entertaining. The entry to the kitchen from the deck area was recently upgraded with a 36" door and an 8" side door. The yard is landscaped and so many upgrades over the years including fence, replacement of trees, shrubs and added rock work. Other upgrades include Sagiper siding on the rear of the house, some newer windows (front and Dining window) & 40 year shingles 2011. Excellent location across from green space and close to many amenities including shopping, L.R.T. station, Mount Royal, schools and more. (id:36536)

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MaxWell Canyon Creek

Presented by John Glumac

Featured Listing

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