# \$1,599,000 - 86 West Point Mews Sw, Calgary

MLS® #A2202573

### \$1,599,000

4 Bedroom, 4.00 Bathroom, 2,747 sqft Residential on 0.10 Acres

West Springs, Calgary, Alberta

Click brochure link for more details. Make Your Mark in West Springs! Enjoy the striking architecture, contemporary window treatments, cedar accents and soaring roof lines â€" an open, transitional design. This home offers 2747 sq. ft. of elegant and contemporary living space. Wide plank hardwood flooring throughout most of the main level. The great room boasts 18 ft. ceiling, stunning floor to ceiling stone fireplace and large south facing windows flooding the main floor with natural light. Gourmet kitchen with quartz countertops, Bosch stainless steel appliances, gas cooktop, custom cabinets, a large island and wine fridge. The large walk-in pantry is conveniently located off the mudroom with built-in storage lockers. The main floor also has a dedicated office/den and half bathroom. The south facing backyard offers plenty of sunshine with exposed aggregate patio, updated lighting and exterior speakers. Back inside the home make your way to the top of the stairs where you will find a large bonus room with a vaulted ceiling overlooking the great room, the glass railing and natural light make this space very inviting. Spacious south facing primary bedroom with a spa inspired 5 piece ensuite with dual vanities, free-standing soaker tub, lovely tiled shower with a built-in bench and large walk-in closet. The laundry room can be accessed from the primary bath and hallway. The two other bedrooms are a great size, both with vaulted ceilings and serviced by a 5 piece bathroom. The upper floor also has wide hardwood floors





in the bonus and primary bedroom, tiled floors in the bathrooms and laundry room, and plush carpet in the 2 bedrooms. In 2023 there was extensive renovations done to finish and upgrade the house valuing over \$200,000. which included a fully developed basement (gym, theatre, rec room, wet bar, bathroom and bedroom), feature wall at entrance with fireplace, garage was completely finished (epoxy flooring ,heater, boarded, painted and wall board with hooks for hanging tools, wired for hot tub (Hot tub included). Radon mitigation fan has been installed, complete data (Cat5E) and cable wired throughout, central air conditioning, irrigation, exposed aggregate driveway, walkway and rear patio. Triple car garage with modern panels allowing more light. Located in a quiet cul de sac, close by the shops and services of 85th St, three local schools, and Calgary French International.

#### Built in 2014

#### **Essential Information**

MLS® # A2202573 Price \$1,599,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,747

Acres 0.10

Year Built 2014

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 86 West Point Mews Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 0X5

**Amenities** 

Parking Spaces 5

Parking Triple Garage Attached

# of Garages 3

Interior

Interior Features High Ceilings, Kitchen Island

Double Vanity, Quartz Count

Appliances Central Air Conditioner, See

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

**Exterior** 

Exterior Features Lighting

Lot Description Back Yard, Landscaped, See Remarks, Cul-De-Sac, Yard Lights

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed March 17th, 2025

Days on Market 137

Zoning R-G

**Listing Details** 

Listing Office Honestdoor Inc.

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