

73 Westpark Crescent SW
Calgary, Alberta

MLS # A2321641



\$1,575,000

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|------------------|---|---------------|-------------------|
| Division: | West Springs | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,773 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 4 | Baths: | 3 full / 2 half |
| Garage: | Aggregate, Insulated, Oversized, Tandem, Triple Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Corner Lot, Landscaped, No Back Lane, Underground Sprinklers | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Concrete, Other, See Remarks, Wood Frame | Zoning: | R110 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Central Air Conditioner, Dishwasher(x2), Electric Oven, Electric Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings, Garage Door Opener (x2), Beverage fridge (x3), Workout bench in basement, Dressers in basement bedroom, ALL T.V.s and mounts(x4), Projector in basement, Shelf in utility room, Trampoline and play structure in the back yard, Items in garden shed - Shelf, lawn mower, hoses, gardening equipment, Garden boxes(x2)

Welcome to this elegant, executive residence on a corner lot, in the heart of prestigious West Springs, where timeless architecture meets sophisticated European-inspired design. Thoughtfully updated throughout, this stunning home offers a perfect balance of modern luxury and warm, inviting living spaces. From the moment you enter, you'll appreciate the impressive high ceilings, abundant natural light, and refined finishes including hardwood flooring, designer ceramic tile and premium fixtures throughout. The chef-inspired kitchen is beautifully appointed with quartz countertops, quality cabinetry, and a suite of high-end appliances, offering generous space for entertaining and everyday living. Designed with both comfort and lifestyle in mind, the fully developed walkout basement is an entertainer's dream, featuring a custom wine cellar, theatre room and stylish wet bar, complete with brand new, high-end appliances including two beverage fridges and a dishwasher! Seamless access to the beautifully landscaped backyard extends your living space outdoors and creates the perfect setting for gatherings with family and friends. Distinguished pride of ownership is evident throughout this home with major mechanical upgrades including a new furnace, humidifier, and hot water tank installed in 2023. The triple tandem garage is insulated and fully finished, offers outstanding space for vehicles, storage, hobbies, and includes a 240V outlet workshop needs. Outside, the property continues to impress with a low-maintenance Hardy Board siding exterior, a beautifully landscaped yard featuring underground sprinklers, mature flora, large capacity garden boxes, outstanding curb appeal, an enchanted play structure, and a large spring-free trampoline. Sophistication in every detail has been thoughtfully curated to create a home that is both

elegant, luxurious and functional. Perfectly situated within walking distance to highly regarded West Ridge public school and St. Joan of Arc separate schools. Quiet and safe crescent with friendly neighbours, as well as nearby shopping, restaurants, and everyday amenities, this location offers the ideal blend of convenience and community. Commuters and outdoor enthusiasts alike will appreciate the quick access points surrounding Calgary's west edge, making weekday work and weekend escapes to the Rocky Mountains effortless. An exceptional opportunity to own a truly turnkey property where quality craftsmanship, thoughtful design, and an unbeatable location come together.