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3 Wexford Bay SW
Calgary, Alberta

MLS # A2325570

$2,749,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,339 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	6	**Baths:**	4 full / 1 half
Garage:	Heated Garage, RV Access/Parking, Tandem, Triple Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Landscaped, Level, Rectangular Lot, Treed		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Bookcases, Chandelier, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Steam Room, Vaulted Ceiling(s)		
Inclusions:	Dryer X2, Washer X2, Wine Refrigerator X2, Basement Mini-Fridge		

Lux-u-ry - the state of great comfort and extravagant living - Welcome to 3 Wexford Bay. No stone left unturned in this 6500+ sqft masterpiece, starting w/12 ft front steps, 8x10ft custom front door, 20ft foyer w/ hand crafted chandelier! Entertain @ a 5 Star level in your custom designer kitchen; full fridge/separate freezer/double wall oven w/warming drawer, gas cooktop, appliance garage, touch open cabinetry, slide out pantry racks, prep island w/sink, 1.5” quartz & more! Full butlers pantry w/wine racks, beverage centre, wine fridge & sink, large dining room & incredible family room w/20ft ceilings, stone concrete tile w/6ft linear fireplace & coffer ceilings. Master bedroom w/designer spa ensuite, steam shower, soaker tub, makeup desk, heated floors, detailed closed built-ins & more! Jack & Jill bed & baths for kids w/built-in desks. Multi-level basement , wet bar w/wine wall, 2 wine fridges, 2 way fireplace, media room, 2 beds & 4 pc bath. 4 car parking.

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