

77 Westwood Drive SW Calgary, Alberta

MLS # A2340714



\$839,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	930 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Storage		

Inclusions: Shed, Outdoor tv, fridge in garage, garage heater, Slay wall stays and attachments

OPEN HOUSE SUN AUG 30 FR 2-4. Stunning home with extensive renovations and a RARE TRIPLE GARAGE! Situated on an oversized pie lot with sunny WEST backyard exposure in the inner-city community of Westgate, this home is sure to impress! From the moment you pull up, you will love the charming curb appeal and lush, mature landscaping. Inside features a bright and open main floor with luxury vinyl plank flooring, chic light fixtures and modern paint tones throughout. The living room showcases a cozy gas fireplace with built-ins opening to the dining area and kitchen with timeless white cabinetry, stainless steel appliances, undercabinet lighting and quartz countertops. Two generously scaled bedrooms which share a 4 piece bathroom are also found on this level. The beautifully updated basement offers new carpet, a family room with built-in entertainment center and electric fireplace, large bedroom, 3 piece bathroom, laundry, an abundance of storage and climate controlled wine room. A custom automation system complete with ELAN home automation, security system, zoned multi-room audio and automated blackout blinds offers the ultimate in comfort and security. Additional upgrades include: windows, exterior doors, air conditioning, electrical panel, furnace and water heater, plumbing replaced with PEX, newer shingles, soffit, fascia and eaves. Outside don't overlook the poured concrete front and back patios, walkways and retaining walls plus an in ground sprinkler and custom cedar fence making the yard an outdoor oasis. The 3-car heated garage (25'x30') was built in 2021 and is simply INCREDIBLE with 200 amp service (ready for an electric car supercharger), plus epoxy floors, cabinets and security system. Close to schools, transit and shopping - this home is a must-see!