

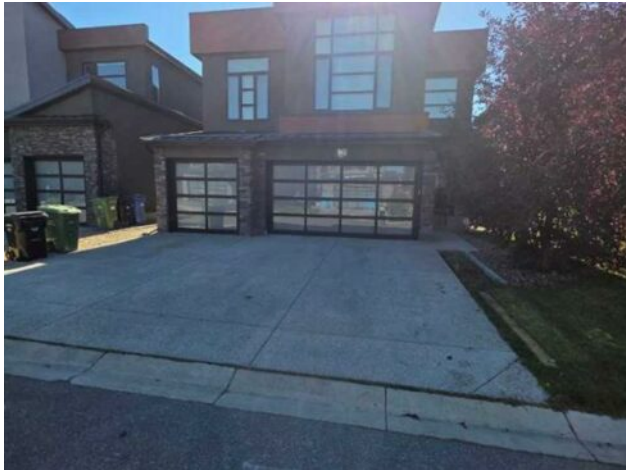


GRASSROOTS
REALTY GROUP

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86 West Point Mews SW
Calgary, Alberta

MLS # A2257565



\$1,450,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,747 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Call Seller Directly		

Make Your Mark in West Springs! Enjoy the striking architecture, contemporary window treatments, cedar accents and soaring roof lines – an open, transitional design. This home offers 2747 sq. ft. of elegant and contemporary living space with newly converted 3 season room boasting an additional 320 sq ft of care free living. 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 is your own Oasis, with an envious private quarters and maintenance free living, with putting green and Hot tub room. 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 and 2025 there was extensive renovations and landscaping done to finish and upgrade the house valuing over \$300,000, 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). Zero scape the back yard for carefree living and putting green. 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.