



**GRASSROOTS**

REALTY GROUP

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105 Westpoint Way SW  
Calgary, Alberta

MLS # A2295884



**\$1,799,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,840 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, In Garage Electric Vehicle Charging Station(s), Oversized, Private		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s), Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Smart Home, Tray Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

OPEN HOUSE SUNDAY, Apr 26, 12-1:30PM Exceptional Truman-built home offering over 4,000 sq ft of refined living space, tucked on a quiet cul-de-sac in sought-after West Springs. Stunning curb appeal with custom-coloured James Hardie siding and an exposed aggregate driveway. Inside, the home has been professionally painted throughout, with finished garage detailing, designer drapery across the home, a striking dining-room mural feature wall, and thoughtful built-ins that elevate both style and function. The main and upper levels feature engineered hardwood flooring throughout, creating a clean, elevated look. The main floor is thoughtfully designed with a private office/den, a spacious mudroom, and a walk-through pantry with convenient servery. The gourmet kitchen is a showpiece with full-height custom cabinetry, quartz countertops, upgraded gas stove, and new refrigerator and dishwasher. Upstairs, a sunken bonus room creates the perfect retreat, complemented by two generous secondary bedrooms and a full 4-piece bath. The spacious primary suite is a true escape with a spa-inspired ensuite featuring dual vanities and an oversized custom-tiled shower. The laundry area includes a new washer and dryer plus an LG Styler steam clothing care system for next-level convenience. The professionally developed basement—designed with interior designer guidance—delivers a true lifestyle upgrade with a dedicated custom gym, soundproofed areas, and separate thermostat-controlled zones for the bedroom and main living space, finished with durable laminate flooring. Step outside to a meticulously designed backyard retreat with exposed aggregate patios and pads, dual pergolas on upper and lower levels, Gemstone permanent exterior lighting with the latest hub technology, outdoor heaters, and a custom outdoor fireplace. A

professionally installed Wi-Fi-controlled hot tub completes the private oasis. Additional upgrades include underground drainage via a swale system, a full Wi-Fi irrigation system with rain sensor, and beautiful landscaping featuring a Linden tree plus a Honeycrisp apple tree. The oversized triple garage is fully upgraded with finished flooring, an EV charging station, and ceiling/wall-mounted storage systems. Ideally located near top-rated schools (West Springs School, West Ridge School, Ernest Manning High School) and premier private options like Webber Academy and Calgary French & International School, with quick access to shopping, dining, downtown via Bow Trail, and Stoney Trail—surrounded by parks, pathways, and green spaces. A rare opportunity to own a truly turnkey luxury home in an unbeatable westside location.