



**101 Westpoint Gardens  
Calgary, Alberta**

**MLS # A2299192**



**\$899,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,947 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Gazebo, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Gazebo with Furniture,

Welcome to this truly one-of-a-kind corner lot home in the highly sought-after community of West Springs. Thoughtfully designed for both comfort and functionality, this impressive residence offers 6 bedrooms and 4.5 bathrooms making it ideal for growing families or multi-generational living. The main level showcases a modern, well-appointed kitchen featuring upgraded stainless steel appliances, perfectly positioned beside a bright dining area overlooking the backyard—ideal for everyday living and effortless entertaining. The inviting living room is anchored by a cozy corner fireplace, creating a warm and relaxing atmosphere, while the spacious bonus room is pre-wired for a sound system, offering the perfect setting for movie nights. Upstairs, the primary retreat is designed for relaxation, complete with a 4-piece ensuite, and a walk-in closet. Two additional generously sized bedrooms, each with closet organizers, and a full bathroom complete the upper level. The lower level offers an illegal basement suite with a walk-up separate entrance, private laundry, full kitchen, and two bedrooms—each with its own ensuite. A unique layout allows one bedroom and bathroom to be integrated with the upper level if desired, adding to the home’s versatility. The space is further enhanced with ceiling speakers. Outside, enjoy a fully fenced backyard designed for entertaining, complete with a newer deck, gazebo, and fire pit. Recent upgrades include newer water tanks, furnace and the addition of 24 SOLAR PANELS, providing long-term efficiency and reduced utility costs. Parking is abundant with a double attached garage, front driveway, and three additional side parking stalls. Ideally located just minutes from top-rated schools including West Springs School, West Ridge School, and Ernest Manning High School, as well as private options like Calgary French &

International School and Rundle College. Close to West 85th, West Springs Village, and Westhills Towne Centre, with easy access to parks, pathways, and downtown via Bow Trail and Stoney Trail. This is a rare opportunity to own a feature-rich home in one of Calgary's most desirable neighbourhoods. Book your private viewing now before it is too late!