



GRASSROOTS
REALTY GROUP

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**183 Westview Drive SW
Calgary, Alberta**

MLS # A2303775



\$950,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,883 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Built-in Coffee Machine (as-is)

PRIME LOCATION | RARE DOUBLE ATTACHED GARAGE | MATURE LANDSCAPING & OUTDOOR LIVING | CHEF’S DREAM KITCHEN | 3 FIREPLACES | Come home to a true sanctuary that blends refined design with everyday comfort, where natural light, thoughtful upgrades and inviting spaces come together effortlessly. Rich hardwood flooring and crown moulding establish a polished tone across the main level while oversized windows along the rear wall draw sunlight deep into the home. French doors open to a front-facing den, creating a quiet setting for work or study without sacrificing connection to the rest of the home. Gather for memorable meals in the formal dining room where built-in speakers enhance the atmosphere for entertaining. Relaxation comes naturally in the living area, anchored by a gas fireplace and framed by expansive glass that connects seamlessly to the outdoors. Culinary creativity thrives in the well-appointed kitchen, where a Viking gas stove, oversized Viking fridge, granite countertops and full-height cabinetry combine with a pantry for added storage and function. A bright breakfast nook extends the living experience further, with French patio doors leading outside for an easy indoor-outdoor flow. Daily routines are supported by a spacious laundry room complete with a sink and generous storage, thoughtfully positioned within the mudroom off the double attached garage, creating a highly functional everyday entry point that keeps life organized and efficient. Retreat at the end of the day to an indulgent primary suite where a 3-sided fireplace introduces warmth to both the bedroom and the spa-inspired ensuite, complete with a deep soaker tub, oversized shower, dual vanity with built-ins, water closet and custom walk-in closet. A second bedroom and a 4-piece bathroom complete the main level. Descend the elegant curved

staircase to a fully developed lower level designed for flexibility, where a large recreation area adapts easily to media, fitness or play. An additional bedroom with a walk-in closet and a 4-piece bathroom provide comfort for guests or extended family. Outdoor living becomes a highlight with an expansive upper deck featuring a built-in fireplace, creating a stunning outdoor lounge where you can unwind year-round beside a warm fire, entertain in style, and enjoy a true extension of your living space, offering a private retreat surrounded by mature trees, while a lower deck with a firepit sets the stage for evenings under the stars. The beautiful curb appeal leaves a lasting impression with mature landscaping & a timeless stone exterior, complemented by a double attached garage. Everyday convenience is enhanced with close proximity to Winston Playground, Edworthy Off Leash Park and the expansive pathways of Edworthy Park, while Westgate School & Mall and the LRT station are all just minutes away, along with a selection of amenities lining Bow Trail that support both daily routines and weekend plans, creating a location that supports both lifestyle and connection