



**GRASSROOTS**  
REALTY GROUP

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**3 Wexford Bay SW  
Calgary, Alberta**

**MLS # A2325570**



**\$2,749,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,339 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Heated Garage, RV Access/Parking, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Chandelier, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Steam Room, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Dryer X2, Washer X2, Wine Refrigerator X2, Basement Mini-Fridge		

Lux-u-ry - the state of great comfort and extravagant living - Welcome to 3 Wexford Bay. No stone left unturned in this 6500+ sqft masterpiece, starting w/12 ft front steps, 8x10ft custom front door, 20ft foyer w/ hand crafted chandelier! Entertain @ a 5 Star level in your custom designer kitchen; full fridge/separate freezer/double wall oven w/warming drawer, gas cooktop, appliance garage, touch open cabinetry, slide out pantry racks, prep island w/sink, 1.5" quartz & more! Full butlers pantry w/wine racks, beverage centre, wine fridge & sink, large dining room & incredible family room w/20ft ceilings, stone concrete tile w/6ft linear fireplace & coffer ceilings. Master bedroom w/designer spa ensuite, steam shower, soaker tub, makeup desk, heated floors, detailed closed built-ins & more! Jack & Jill bed & baths for kids w/built-in desks. Multi-level basement , wet bar w/wine wall, 2 wine fridges, 2 way fireplace, media room, 2 beds & 4 pc bath. 4 car parking.