

126 Westwood Drive SW  
Calgary, Alberta

MLS # A2261321

**\$774,800**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westgate                                             |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | Bungalow                                             |               |                   |
| <b>Size:</b>     | 1,282 sq.ft.                                         | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 4                                                    | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Parking Pad, Single Garage Detached    |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Level, Rectangular Lot, Treed |               |                   |

|                    |                                    |                   |      |
|--------------------|------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, No Smoking Home |                   |      |

**Inclusions:** TV wall mount, 2nd fridge, shelves in mechanical room, wine rack, kitchen island, workbench & shelves in garage, laundry sink, glass panel for front screen door.

Absolutely gorgeous! Beautifully upgraded & maintained home on a manicured lot in the heart of popular Westgate. These 2nd owners have loved & cared for their home for the past 30 years; now moving out of the province. Main floor offers 1,282 sqft of living space featuring a stunning kitchen, dining & living room renovation. Professionally renovated in 2014 from the studs to drywall & everything in between: insulation, wiring, plumbing & Acacia hardwood flooring, custom stone fireplace, 2 white lacquered glass faced bookcases/wall cabinets. The original sculptured ceiling brings charm to the modern-day renovation & the open design is great for large family gatherings & entertaining! The living room has a huge bay window which brings in an abundance of natural light. Chef's kitchen with leather granite countertops, plenty of upper cabinets, pull-out drawers & wall pantry storage cabinets, plus one of a kind, handcrafted maple top island which is included. Three spacious bedrooms and a beautifully renovated 4-piece bathroom, fully tiled shower & tub with heated tile flooring - don't miss the hidden medicine & storage closet behind the door. Convenient side door entry for easy access to the backyard and garage. Downstairs is mainly original but all usable space & lots of potential to renovate to your liking! Hobby area featuring an antique wash basin & summer kitchen, guest bedroom (windows not to egress), awesome spa-style 3-piece bathroom, open family room & plenty of storage space. Extensive upgrades: roof (2015), eaves, electrical panel, 2 furnaces (mid efficiency), upgraded insulation in attic, lighting & plumbing fixtures & more! The yard is a gardener's paradise & over 9 tons of stone surrounding the stunning perennial beds; enjoy being surrounded by the gorgeous mature trees & shrubs. Detached single garage (plenty of room to

build a double), paved parking pad for the RV. Located on a quiet street, walk to schools, parks & the community centre, close to the LRT, minutes to downtown & great access west to the mountains. Truly an investment in both lifestyle & real estate! Pride of ownership!