

# \$1,499,000 - 69 Westpoint Way Sw, Calgary

MLS® #A2223847

**\$1,499,000**

5 Bedroom, 4.00 Bathroom, 2,660 sqft

Residential on 0.11 Acres

West Springs, Calgary, Alberta

Welcome to this exceptional home tucked away on a quiet, coveted cul-de-sac in the heart of West Springs—one of Calgary’s most sought-after family communities. Backing onto protected greenspace and a scenic walking path, this property offers rare privacy and a serene connection to nature—right in the city. Thoughtfully designed for low-maintenance living, the fully fenced backyard features artificial grass, beautiful landscaping, and a multi-level composite deck with a pergola and private hot tub. This outdoor oasis is perfect for entertaining or unwinding, year-round. Inside, the main floor offers a spacious and functional layout with a dedicated home office, a large walk-in pantry, a private offset powder room, and a bright, open-concept kitchen, dining, and living area. Soaring ceilings, custom millwork, and expansive windows flood the space with natural light and create a sense of openness. The chef-inspired kitchen boasts high-end appliances and dedicated outlets for Asian appliances—combining luxury with everyday practicality. Upstairs, you’ll find three generously sized bedrooms, including one that has been converted into a custom walk-in closet. A bright bonus room with vaulted ceilings and built-in shelving provides flexible space—ideal as a second office, playroom, or easily converted into a fourth bedroom. The laundry room is conveniently accessible from both the primary ensuite and main hallway, streamlining daily routines for busy families.



The luxurious primary suite offers in-floor heating throughout the bedroom and ensuite. The spa-inspired bathroom features an oversized soaker tub, separate shower, dual vanities with individual prep areas, and impressive his-and-hers walk-in closetsâ€”your personal retreat within the home. This property is equipped with a premium Elan smart home integration system, allowing seamless control of lighting, entertainment, security, cameras, and locksâ€”all at your fingertips. The triple heated garage is a standout feature, with epoxy flooring, built-in storage, and a dedicated workspaceâ€”perfect for car enthusiasts, hobbyists, or those in need of extra space. A private entrance from the garage leads into the fully finished basement, which includes a spacious living area, full four-piece bathroom, and a large bedroom. An additional flex room is currently set up with a second kitchen, laundry area, and workspaceâ€”complete with included fridge, stove, microwave, washer, and dryer. This level can be closed off from the rest of the home, making it ideal for multi-generational living, or hosting long-term guests. This home seamlessly blends luxury, functionality, and an unbeatable location. With a thoughtful layout, premium upgrades, and unparalleled versatility, this is a rare opportunity not to be missed. Located in West Springsâ€”a community known for its top-rated schools, boutique shopping, family-friendly atmosphere, and easy access to both downtown and the mountains. Call your realtor today!

Built in 2017

### **Essential Information**

MLS® #	A2223847
Price	\$1,499,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,660
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	69 Westpoint Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5W6

### Amenities

Parking Spaces	5
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bidet, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Crawl Space, Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Awning(s), Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Conservation, Corner Lot, Cul-De-Sac, Garden, Gazebo, Landscaped, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete, See Remarks

## Additional Information

Date Listed	May 25th, 2025
Days on Market	18
Zoning	R1-S

## Listing Details

Listing Office	RE/MAX Realty Professionals
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