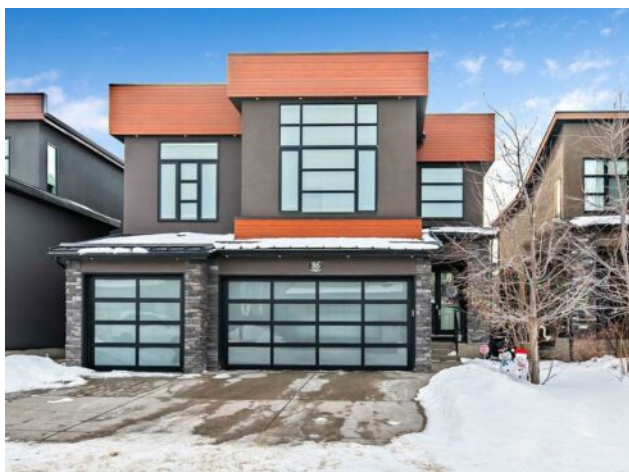


86 West Point Mews SW
Calgary, Alberta

MLS # A2183045



\$1,499,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,747 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island		
Inclusions:	2 mounted TV's		

Discover sophisticated living in this executive home that masterfully combines modern design with natural elegance. Highlights include soaring ceilings, full-height south-facing windows, and a striking stone hearth in the living room. The gourmet kitchen is equipped with custom cabinetry, high-end appliances, and a spacious island, seamlessly connecting indoor and outdoor dining areas. The upper level features a tranquil primary suite with a spa-inspired ensuite, two generously sized bedrooms, and a versatile bonus room. The finished basement elevates the home with a gym, mini bar, and theatre room, perfect for entertainment and relaxation. Additional conveniences include a main-floor office, a custom mudroom, and jack-and-jill laundry access. Step outside to enjoy a beautifully landscaped and irrigated yard with an aggregate deck, creating a serene retreat. Perfectly situated in the heart of West Springs, this home is steps from parks, amenities, top schools, and offers quick access to downtown and the mountains. Embrace modern luxury in a prime location—book your showing today!