

## \$549,995 - 31 Westview Drive, Calmar

MLS® #E4436993

**\$549,995**

3 Bedroom, 2.00 Bathroom, 1,609 sqft

Single Family on 0.00 Acres

Calmar, Calmar, AB

Brand new 3-bedroom executive bungalow for sale in Calmar! This stunning 1600 sq ft home sits on a spacious 55' x 120' lot and features an open-concept layout with 9'™ ceilings and a vaulted living area. The gorgeous kitchen boasts custom cabinetry, quartz countertops, stainless steel appliances, and an oversized island overlooking the living and dining spaces. The primary suite includes a large walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms™ or one plus a flex room™ a 4-piece bath, and a mudroom with laundry complete the main floor. Finished in neutral, modern tones inside and out, this home offers timeless appeal. Upgrades include a built-in electric fireplace, premium lighting and hardware, a 96% high-efficiency furnace, and triple-pane windows. The oversized double garage provides extra space for storage or a motorbike. A large rear deck and separate basement entrance offer future potential. Don™t miss your chance to own this dream home!

Built in 2024

### Essential Information

MLS® # E4436993

Price \$549,995



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,609
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	31 Westview Drive
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, No Back Lane, Playground Nearby, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	1
Zoning	Zone 92



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