

\$1,465,000 - 86 West Point Mews Sw, Calgary

MLS® #A2262618

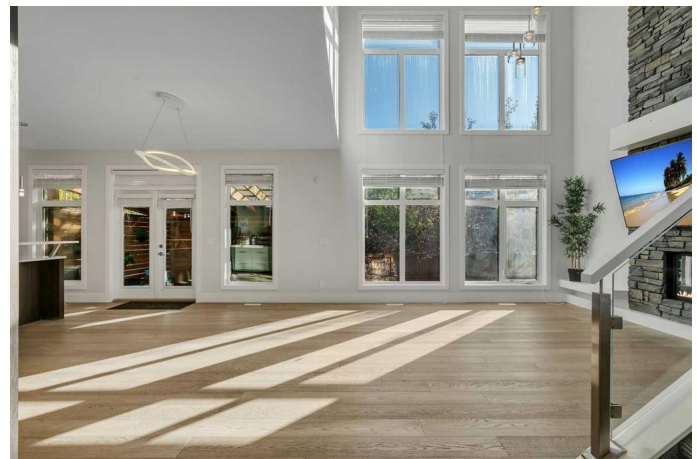
\$1,465,000

4 Bedroom, 4.00 Bathroom, 2,747 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

TRIPLE HEATED GARAGE | FULLY DEVELOPED BASEMENT | SOUTH BACKYARD WITH 100K LANDSCAPING PACKAGE | AIR CONDITIONING | CUL-DE-SAC | Welcome to this stunning Truman-built luxury home in the heart of West Springs, showcasing over 3,800 sq. ft. of beautifully designed living space with soaring ceilings, wide plank hardwood, and exceptional natural light throughout. The main level features a grand entryway that opens to an impressive living area with 18-foot ceilings and full-height south-facing windows anchored by a stone fireplace, creating a warm and inviting atmosphere year-round. The contemporary kitchen offers a perfect blend of function and style with quartz countertops, custom cabinetry, Bosch stainless steel appliances including a gas cooktop and built-in wall oven, a large island with wine fridge, and a spacious walk-in pantry connected to the mudroom with built-in lockers and direct access to the triple attached garage. A private office and stylish powder room complete this level, ideal for anyone needing a dedicated home workspace. Upstairs, glass railings and vaulted ceilings enhance the open feel, leading to a large bonus room ideal for a home theatre, studio, or kids play area. The primary suite features a five-piece spa-inspired ensuite with dual vanities, a freestanding soaker tub, a custom tiled shower with built-in bench, and a massive walk-in closet with direct access to the sizable laundry room with sink. Two



additional bedrooms, each with vaulted ceilings and ample closet space, share a well-appointed five-piece bathroom. The fully developed lower level adds a beautiful extension of the home with a dedicated gym space, a spacious theatre and recreation room, a wet bar with beverage fridge, a bedroom, and a full bathroom. Additional highlights include air conditioning, full CAT5e wiring, irrigation, exposed aggregate driveway and patios, and a finished heated garage with epoxy floors. Tired of three-putting for bogey? Want to impress your friends and family? This is the yard for you. Featuring a custom putting green that lets you work on your game year-round, the south-facing backyard offers a private retreat with an aggregate patio, professional landscaping, and a massive three-season covered patio with built-in hot tub and space to host gatherings with friends and family. Truly a one-of-a-kind backyard that will make you the envy of the neighbourhood. Situated in a quiet cul-de-sac and within walking distance to parks, pathways, Calgary's top-rated schools, public transit, and the shops and restaurants of West 85th, this home combines elegance, comfort, and convenience in one of Calgary's most sought-after communities. Please reach out today for a private showing.

Built in 2014

Essential Information

MLS® #	A2262618
Price	\$1,465,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,747
Acres	0.10

Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	86 West Point Mews Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0X5

Amenities

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Heated Garage, Oversized, Front Drive, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Recreation Facilities
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Electric, Gas, Living Room, Stone, Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Cul-De-Sac
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	19
Zoning	R-G

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.