

Welcome Home to

58 WEST POINT MEWS SW



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Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

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Gorgeous contemporary home located in desirable Westpoint Estates. Over 4,200 sqft of finished living space backing onto green space. Bright and open main living space w/ 18' ceilings, floor to ceiling windows & 2 sided FP shared with the formal diningroom. Kitchen features waterfall island, quartz counters, pullout pantry & Bosch appliances incl integrated fridge and 5 burner gas cook top. The master retreat offers a jetted tub, steam shower, & huge custom walk-in closet. Full laundry w/ cheater door from the master, 2 BRMS, 4 pc bath and bonus room w/ wet bar complete the upper level. A glass enclosed wine room, bar & family room this basement makes entertaining easy! Complete with 4th BRM, full bath, flex room and in-floor heating. Outside you'll find a big deck and private tile patio with pergola & privacy screen, both with dual gas lines. 3 car garage w/ epoxy flooring. Located within the Public & Catholic School Districts. See attached feature sheet for everything this home has to offer!





MLS: C4288759
Year Built: 2013
Style: 2 Storey
Total SqFt: 2,885
Taxes (2019): \$7,519
Parking: 5/Triple Garage Attached
Exterior: Metal, Stone, Stucco

Living Room: 18'4"X15'4" M
Kitchen: 16'0"X13'6" M
Dining Room: 13'2"X11'10" M
Master Bed: 15'0"X14'8" U
Bedroom: 11'8"X11'8" U
Rec Room: 21'0"X15'0" B

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Features & Upgrades:

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- 3MM film on all west facing windows
 - Kinetico Water Systems
- built-in speakers in media room and bonus room
 - digital multi-room controls
 - Cat 5 in all bedrooms
- recessed lighting throughout

Kitchen

- pull out pantry, high gloss cabinets, waterfall island, gooseneck faucet
- quartz counter tops
- Bosch appliances including 5 burner gas cooktop, integrated fridge & wine fridge

MAIN FLOOR

- hardwood floors
- 18' ceilings in living room
- open string chrome & glass staircase
- double sided gas fireplace
- den with built-in desk & filing cabinets
- mudroom with built-in bench and storage

UPPER LEVEL

- bonus room complete with 12' ceilings, wet bar and 5.0 surround sound
- full laundry with access from the master bedroom, washer & dryer 1 year old

Master Suite

- walk-in closet with custom built-in
- ensuite features heated floors, large walk-in multi head steam shower, water closet, jetted tub & floating vanity with under cabinet lighting

BASEMENT

- glass enclosed wine room
- bar with granite tile backsplash
- cork floors
- In-floor heating
- 5.0 surround sound in media room

EXTERIOR

- pie lot backing onto green space
- dual gas lines to deck and patio
- travertine tile patio with privacy screen & pergola
- fully fenced and landscaped
- underground sprinklers
- raised deck with glass railings
- 3 car garage with epoxy floors & in-floor heating



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