

\$549,000 - 31 Westview Drive, Calmar

MLS® #E4436993

\$549,000

3 Bedroom, 2.00 Bathroom, 1,568 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 bedroomsâ€™or one plus a flex roomâ€™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. Donâ€™t miss your chance to own this dream home!

Built in 2024

Essential Information

MLS® # E4436993

Price \$549,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
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	31
Zoning	Zone 92

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 4:17pm MDT