

## \$469,000 - 67 Westview Cr, Calmar

MLS® #E4438005

**\$469,000**

4 Bedroom, 3.00 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

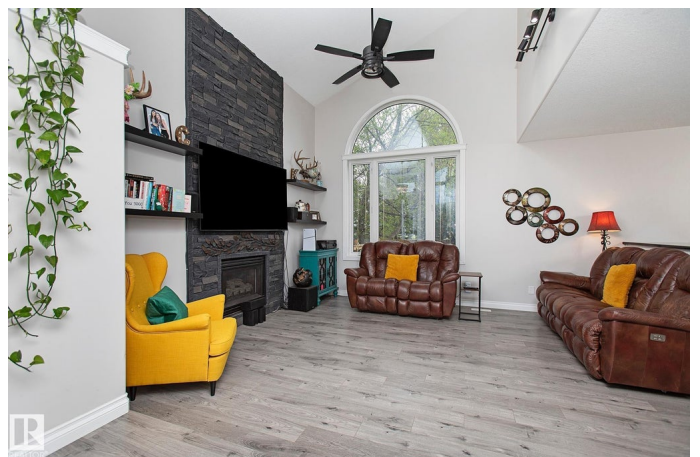
Calmar, Calmar, AB

Welcome home to this beautifully updated gem in the heart of Calmar! Tucked away on a quiet dead-end road and backing onto lush green space, this home offers peace, privacy, and a true sense of community. Step inside to an open-concept layout filled with light and charm. Over the past 9 years, more than \$120K in upgrades have transformed this home—roof, fencing, appliances, bathrooms, bedrooms, living spaces, and even front and back decks and much much more. Every detail has been thoughtfully updated. The large, private backyard is perfect for relaxing or entertaining, with plenty of room for kids or pets to play. Enjoy the convenience of nearby playgrounds, schools dog parks and shopping. 10 minutes to Leduc and 20 to Costco. Stylish, move-in ready, surrounded by nature and, you get small-town charm with big-city access—this is the home you’ve been waiting for!

Built in 1995

### Essential Information

MLS® #	E4438005
Price	\$469,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	2



Square Footage	1,776
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	67 Westview Cr
Area	Calmar
Subdivision	Calmar
City	Calmar
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Amenities	Air Conditioner, Vaulted Ceiling
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, No Through Road, Park/Reserve, Private Setting
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 22nd, 2025  
Days on Market                108  
Zoning                              Zone 92

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