

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

MLS® #E4438005

**\$469,000**

4 Bedroom, 3.00 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

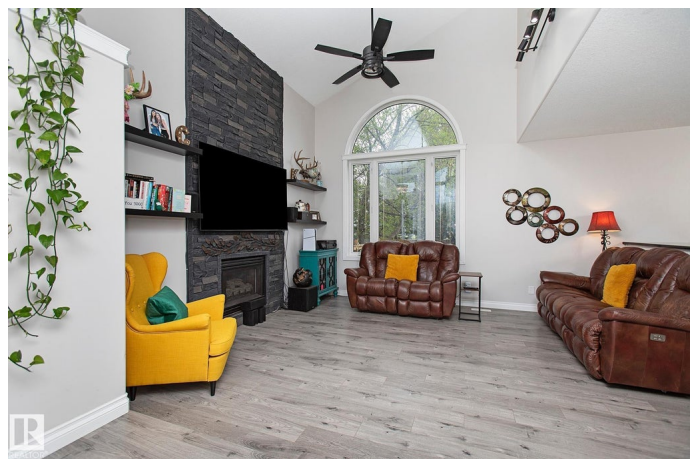
Calmar, Calmar, AB

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                105  
Zoning                              Zone 92

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