

\$1,299,999 - 15 Westland Manor Sw, Calgary

MLS® #A2153704

\$1,299,999

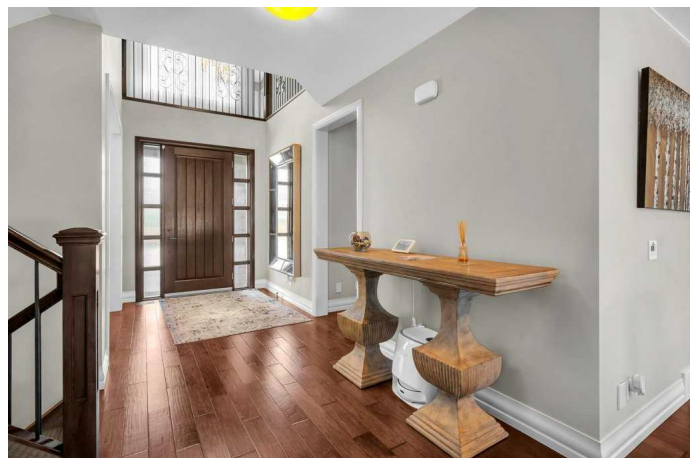
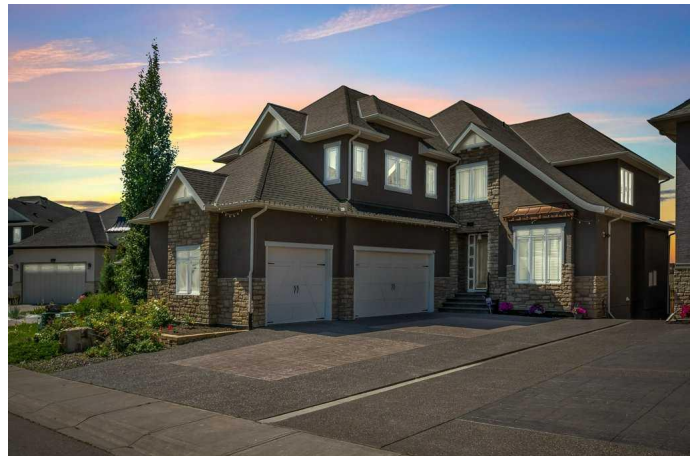
5 Bedroom, 4.00 Bathroom, 3,302 sqft

Residential on 0.14 Acres

West Springs, Calgary, Alberta

FULLY UPGRADED | TRIPLE CAR GARAGE
| BUILT-IN SPEAKERS | HIGH-END
FINISHES | WEST BACKYARD |
INDOOR/OUTDOOR FIREPLACE | VERY

WALKABLE LOCATION! The epitome of luxurious living awaits in this sophisticated designer home loaded with upgrades in the prestigious community of West Springs. An elegant side drive leads to the triple car garage. Inside over 4,700 sq. ft. impresses with high-end details, gleaming hardwood, soaring ceilings, built-in speakers and the perfect balance between style and function. The front flex room is a versatile space for a formal sitting area or a second home office while crown moldings and elegant lighting adding to the refinement. Gorgeous coffered ceilings grace the living room with a focal double-sided fireplace surrounded by stone and flanked by windows. The other side of the fireplace adds a warm and cozy atmosphere to the rear deck. A large den provides a quiet workspace. Timelessly designed, the gourmet kitchen inspires culinary adventures featuring high-end appliances, a gas cooktop, granite countertops, a massive island with casual seating, a plethora of full-height cabinets and a walk-through pantry for easy grocery unloading. Built-ins in the mudroom hide away jackets, shoes and backpacks. Ascend the stunning iron-railed staircase illuminated by cascading lighting to the upper level bonus room inviting casual gatherings and time spent unwinding. The primary bedroom is a true



owner's retreat with tray ceiling details, a chic feature wall and an opulent ensuite boasting dual vanities separated by a jetted soaker tub and an opulent shower with steam, body jets and a rainfall head. The dream closets with clever built-ins houses even the most extensive wardrobes. 2 additional bedrooms on this level are very spacious with jack and jill access to the 5-piece bathroom, no more kids fighting over the sink! Laundry with a sink, storage and tons of counterspace conveniently completes this level. An entertainer's paradise, the finished basement has loads of space to come together in the massive rec room for movies, games, sporting events and more. Easily refill drinks and snacks at the large wet bar with a fridge and dishwasher so you don't have to haul dishes up the stairs. 2 additional bedrooms, a den and another full bathroom are also on this level. The west-facing backyard and expansive deck will have you enjoying your evenings and weekends soaking up the sun and lounging while kids and pets play in the grassy yard. This outstanding home is located in an unsurpassable location within walking distance to schools, numerous parks and both West 85th and West Springs Village with tons of restaurants, boutique shops and a variety of professional services. When you do need to leave the neighbourhood enjoy the easy access to the newly completed Stoney Trail extension.

Built in 2012

Essential Information

MLS® #	A2153704
Price	\$1,299,999
Sold Price	\$1,290,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,302
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	15 Westland Manor Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0X7

Amenities

Parking Spaces	6
Parking	Driveway, Triple Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
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Lot Description	Back Yard, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 15th, 2024
Days on Market	13
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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