

# \$1,399,000 - 97 Westland Crescent Sw, Calgary

MLS® #A2213040

**\$1,399,000**

5 Bedroom, 4.00 Bathroom, 2,775 sqft

Residential on 0.13 Acres

West Springs, Calgary, Alberta

Nearly 3800 sf of developed living space | 5-BEDS | 3.5 BATHS | 22.11 x 33ft 2-car Garage | HOME THEATRE | WALKING DISTANCE TO SCHOOLS. Located in sought-after Westland Estates, this Executive home stands out for its one-of-a-kind outdoor living space, vibrant landscaping, and prime location within walking distance to schools, 9' ceilings, rich hardwood flooring, and modern industrial light fixtures throughout. The Great Room is the centerpiece of the house with wall-to-wall large energy efficient windows that fill the open-to-above space with natural light all day long and features a cozy and inviting stone-faced gas fireplace that extends up the 18' ceilings. The Dining area is surrounded by windows and opens directly to the backyard - a perfect oasis for your family to enjoy long Calgary summer evenings featuring a cedar deck with a natural gas hookup for a bbq, a pergola with custom privacy wall with planters, an exposed aggregate stone patio with fire pit, and large shed for storage that was custom designed to match the house.

The premium gourmet kitchen is thoughtfully designed with upgraded kitchenaid stainless steel appliances including their flagship 5-door refrigerator, induction cook top, built-in combination wall oven / convection microwave, 2 undercounter Marvel wine coolers/beverage centers, and a newly installed Samsung dishwasher

It also features painted and glazed custom maple cabinetry; a large center island with



quartz countertops and undermount sink with a insinkerator

Conveniently located just off the mud room which has an array of storage lockers and a built-in shoe cabinet which leads to the garage.

The dedicated laundry room is conveniently equipped with a sink and counters.

Upstairs, double doors lead you to the large primary suite which features over-sized windows, ensuite with a quartz countertop vanity with dual sinks, separate his and hers walk-in Closets with built-in wardrobes, a jetted soaker tub and large tiled walk-in shower with built in bench, double showers and spray jets.

There are 3 additional bedrooms, one with a built-in desk and a wainscoting wall panels.

The loft area serves as a reading nook or gaming area with a reinforced wall and cable routing for a tv. The fully developed basement is the perfect gathering spot for family entertainment and features a open play area with a ceiling mounted swing, a Home Theatre with a custom built-in media wall, high-defintion projector, 120" recessed and retractable screen, and 11 in-ceiling / in-wall premium speakers optimized and ready for your Dolby Atmos home theatre setup. Wet bar with dishwasher and features a full-sized wine/beverage fridge. There is an additional bedroom with dual built-in closets, and a full bath with walk-in shower. Equipped with modern conveniences throughout incl. A/C, Smart Thermostats/switches/door bell/lock/Cat5e. St Joan of Arc & West Springs school within walking distance. Nearby Webber Academy, Rundle College & Calgary French & International School.

Built in 2013

## **Essential Information**

MLS® #

A2213040

|                |             |
|----------------|-------------|
| Price          | \$1,399,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,775       |
| Acres          | 0.13        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 97 Westland Crescent Sw |
| Subdivision | West Springs            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5B3                 |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)          |
| Appliances        | Central Air Conditioner, Dishwasher, Garburator, Induction Cooktop, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator, Oven-Built-In |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                |
| Cooling           | Central Air                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                  |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Garden, Lighting, Other                                                                         |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                         |
| Construction      | Brick, Stucco                                                                                                           |
| Foundation        | Poured Concrete                                                                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 7                |
| Zoning         | RG               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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