

\$1,885,000 - 75 Westland Park Sw, Calgary

MLS® #A2267209

\$1,885,000

6 Bedroom, 5.00 Bathroom, 3,076 sqft

Residential on 0.15 Acres

West Springs, Calgary, Alberta

This custom built luxury family residence by Truman Homes is ideally located at the end of a quiet cul-de-sac in the prestigious community of West Springs. Thoughtfully designed for modern family living, this brand-new six-bedroom home combines timeless architecture, refined comfort, and exceptional craftsmanship throughout over 4000 SF of developed living space and three beautifully finished levels. A grand staircase welcomes you into the open foyer, where Southwest light fills the living areas, creating warmth and elegance with engineered hardwood throughout the main and upper levels. The chef-inspired kitchen showcases a large granite island, a 5-burner dual-fuel gas range with a second built-in oven, under-cabinet lighting, and a walk-in pantry with abundant space for spices, small appliances, and culinary essentials. Elegant cabinetry, deep island drawers, and intelligent corner design add both beauty and function. The open concept living and dining areas are centered around a gas fireplace with built-ins, while a built-in bar with wine fridge enhances entertaining. From the main level, walk out to a South-facing deck with a hot tub connection, overlooking a large backyard ready for your dream landscaping or family retreat. A two-desk office, tucked away from the main living areas, offers privacy and natural light, with a powder room conveniently located near the kitchen. The mudroom, connecting directly to the attached four-car garage, provides



built-in storage for seasonal and everyday items. Upstairs, the primary suite is a serene retreat featuring heated floors in the ensuite, dual custom vanity, a glass-framed shower, a large walk-in closet, and a private patio for morning coffee or evening relaxation while you soak in mountain views. The upper level includes four bedrooms, ideal for growing families, and three full bathrooms, each with heated floors, plus a bright laundry room with a window, sink, washer, dryer, and ample storage. The fully developed lower-level features roughed-in in-floor radiant heat, two bedrooms, a four-piece bathroom, a theatre room, flex space for fitness, and a second kitchen area with a fridge and dishwasher, perfect for guests or multi-generational living. The oversized four-car attached garage impresses with soaring ceiling heights, roughed in radiant in-floor heating, floor drains, and two EV chargers. Mechanical highlights include two high-efficiency furnaces zoned controlled, rough-in for air conditioning, CAD-6 wiring, zoned speakers roughed-in throughout the home including the garage, a radon mitigation system, and roughed-in security. Located just 20 minutes from downtown Calgary, West Springs offers top restaurants, caf  s, fitness facilities, boutique shopping, and excellent schools, all within walking distance. This home was thoughtfully designed and custom built with too many upgrades to name. Make sure to review the property brochure to get a full list of the upgrades that went into this superb family home!

Built in 2025

Essential Information

MLS� #	A2267209
Price	\$1,885,000
Bedrooms	6

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,076
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	75 Westland Park Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6M3

Amenities

Parking Spaces	4
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, In Garage Electric Vehicle Charging Station(s), Quad or More Attached
# of Garages	4

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Dry Bar
Appliances	Built-In Gas Range, Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Built-In Refrigerator, Convection Oven
Heating	In Floor, Forced Air, Natural Gas, Radiant, Fireplace Insert, High Efficiency, Humidity Control, Zoned
Cooling	Central Air, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Decorative
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Metal Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	4
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.