



**6 Westland Park SW
Calgary, Alberta**

MLS # A2302165

\$1,389,900



Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,472 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: na

Westland Estates is where refined living meets contemporary design—expertly crafted by TRUMAN Homes. This exceptional former showhome showcases high-end finishes, thoughtful planning, and elevated craftsmanship, offering a sophisticated lifestyle in one of West Springs’s most desirable communities, with immediate possession available. Nestled within a private cul-de-sac enclave, this home delivers both privacy and convenience in a prime location. From the moment you step inside, the impact is immediate. The open-concept main floor is centered around a chef-inspired kitchen featuring premium appliances, including an integrated refrigerator, gas cooktop, built-in oven and microwave, along with full-height cabinetry, soft-close details, quartz countertops, and a well-designed walk-in pantry—perfect for both entertaining and everyday living. The kitchen flows seamlessly into a bright great room, where soaring two-story ceilings create an airy, expansive feel. A quartz-clad fireplace adds warmth and style, while 9-foot ceilings, wide-plank hardwood floors, a versatile main-floor den, and a chic powder room complete the space with comfort and elegance. Upstairs, the primary suite offers a private retreat with a tray ceiling, spa-like five-piece ensuite, and spacious walk-in closet. A central bonus room, two additional bedrooms, a modern four-piece bath, and upper-level laundry provide functionality for today’s busy lifestyles. The fully finished lower level features a legal basement suite, adding exceptional flexibility and income potential while maintaining privacy and independence. Located in the sought-after West Springs community, this home presents a rare opportunity to enjoy upscale living in a quiet, exclusive setting.