



GRASSROOTS
REALTY GROUP

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7 Westland Manor SW
Calgary, Alberta

MLS # A2310350



\$1,339,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,254 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Pantry		

Inclusions:	N/A
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This immaculate west-back facing two-storey home is ideally located in the highly sought-after community of West Springs. Showcasing modern elegance and over 3,200 sq. ft. of beautifully designed living space, this stunning property features three spacious bedrooms, each complete with its own walk-in closet, and a thoughtfully designed open-concept layout. The main floor offers a true chef's kitchen featuring quartz countertops, custom cabinetry, a built-in oven and microwave, gas cooktop, and an exceptional walk-through butler's pantry. Vaulted and coffered ceilings, combined with expansive windows, flood the home with natural light, creating a warm and sophisticated atmosphere throughout. A private main floor office and spacious dining area provide the perfect balance between productivity and entertaining. Upstairs, the luxurious primary retreat offers a spacious and functional layout complete with a six-piece ensuite, cozy reading nook, and a massive walk-in closet conveniently connected to the upper-level laundry room. The elegant and spacious bonus room is perfectly positioned to bring the family together. Step outside to enjoy the beautifully landscaped backyard featuring a deck, patio, and pergola — ideal for relaxing or entertaining. The unspoiled basement comes equipped with rough-in plumbing, offering endless possibilities for future development and customization. Don't miss this exceptional opportunity — contact your favorite Realtor today to book your private showing.