



31 Wexford Way SW
Calgary, Alberta

MLS # A2320296



\$1,475,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,950 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Tandem, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level, Rectangular Lot, U		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Wet Bar, Wired for Sound

Inclusions: TV Mount in living room and basement, Refrigerator in garage, couch in bonus room, all speakers on main floor (as is)

Welcome to an exceptional West Coast contemporary residence located in the exclusive enclave of Wexford Estates, a Jeremy Sturgess-designed subdivision on one of West Springs's most coveted streets. Offering over 4,000sqft. of beautifully developed living space, this sophisticated home blends timeless design, thoughtful functionality and an ideal setting just steps from the ravine. A spacious front entry welcomes you into the open-concept main floor, where Brazilian hardwood, oversized windows and an abundance of natural light create a warm and elevated atmosphere. The main floor features a generous private office with custom built-ins, perfect for working from home. The chef-inspired kitchen is designed for both everyday living and effortless entertaining, complete with quartz countertops, built-in appliances, and a U-shaped island with ample gathering space. The adjacent dining area includes additional built-in cabinetry, while the expansive living room showcases a sleek gas fireplace with a striking tile feature wall and built-in shelving on either side. The living room opens seamlessly to the large backyard patio, creating the perfect indoor-outdoor flow for summer entertaining. A well-appointed mudroom with custom built-ins and a closet adds everyday convenience, while the triple heated garage offers additional space for storage. A dedicated dog run further enhances the practicality of this impressive home. Upstairs, a massive central bonus room with large windows provides an inviting space for family movie nights! The primary retreat is truly special, offering generous proportions, a spa-inspired ensuite with heated floors, dual vanities, a jetted tub and a glass shower with bench seating and body jets plus a walk-in closet that provides the space you need for your luxury wardrobe. Just off the primary suite, a private rooftop deck offers a peaceful place

to begin your morning or unwind at the end of a long day. Bedrooms two and three are exceptionally spacious, complemented by a second full bathroom with heated floors and a dedicated laundry room with storage. The fully developed basement is designed for relaxation and entertaining, featuring a well-appointed media and games room with a wet bar, an ideal space for movie nights, game days, or the ultimate lounge retreat. A fourth bedroom and full bathroom complete the lower level. The utility room includes dual furnaces, a water softener, AC, central vacuum, underground irrigation and excellent additional storage. Set across from beautiful ravine pathways, this home offers a rare opportunity to enjoy nature, privacy, and convenience in one of Calgary's most desirable west-side communities. Enjoy quick access to downtown, the ring road, and the mountains, along with nearby amenities, dining, shopping and some of Calgary's most respected public and private schools, including Webber Academy, Calgary French & International, Rundle College & more. A truly remarkable property in an unbeatable West Springs location!