



GRASSROOTS
REALTY GROUP

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22 Wendham Place SW
Calgary, Alberta

MLS # A2329943



\$1,475,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,140 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

West Springs is one of those neighbourhoods people aim for long before they actually move, it's quiet, established, and close to some of the city's top schools, with easy access to Aspen Landing, Canada Olympic Park, and the ring road, the kind of area where families settle in for the long term, not just for the home but for everything around it. Tucked into a cul-de-sac, 22 Wendham Place SW is a home designed for a family that values both connection and personal space, built in 2010, it carries a sense of structure and intention from the moment you walk in, a tall foyer, a clean sightline through the main floor, and spaces that feel defined without being closed off. What stands out immediately is how the home lives, the main level isn't just for gathering, it's anchored by a primary bedroom that feels deliberately set apart, offering a level of privacy that's hard to find, paired with its own ensuite and a quiet, separate living area that works equally well as a place to unwind, read, or simply step away from the rest of the home, from this space, doors open directly onto a covered backyard patio with a built-in fireplace, an extension that makes it just as functional in the evenings or through Calgary's shoulder seasons. The kitchen, dining, and main living space flow naturally together, designed for everyday use as much as hosting, everything is positioned where it should be, with clear lines of sight and a layout that just makes sense once you're in it. Upstairs, additional bedrooms and a secondary living area create a completely separate zone, ideal for older kids, guests, or anyone who benefits from having their own space, close enough to stay connected but far enough to feel independent. The lower level continues that same theme, with a walkout basement, another living area, and a bedroom complete with its own ensuite,

it's a setup that works perfectly for extended family, long-term guests, or a live-in arrangement that still maintains privacy on both sides. Outside, the yard is private and usable, while the triple attached garage adds a level of practicality that matches the scale of the home, this is a property that understands how families actually live over time, where space, separation, and togetherness all matter, just not always at the same moment.