$1,399,000 - 97 Westland Crescent Sw, Calgary

MLS® #A2213040

$1,399,000
5 Bedroom, 4.00 Bathroom, 2,775 sqft
Residential on 0.13 Acres

West Springs, Calgary, Alberta

Nearly 3800 sf of developed living space | 5-BEDS | 3.5 BATHS | 22.11 x 33ft 2-car Garage | HOME THEATRE | WALKING DISTANCE TO SCHOOLS. Located in sought-after Westland Estates, this Executive home stands out for its one-of-a-kind outdoor living space, vibrant landscaping, and prime location within walking distance to schools, 9' ceilings, rich hardwood flooring, and modern industrial light fixtures throughout. The Great Room is the centerpiece of the house with wall-to-wall large energy efficient windows that fill the open-to-above space with natural light all day long and features a cozy and inviting stone-faced gas fireplace that extends up the 18' ceilings. The Dining area is surrounded by windows and opens directly to the backyard - a perfect oasis for your family to enjoy long Calgary summer evenings featuring a cedar deck with a natural gas hookup for a bbq, a pergola with custom privacy wall with planters, an exposed aggregate stone patio with fire pit, and large shed for storage that was custom designed to match the house.
The premium gourmet kitchen is thoughtfully designed with upgraded kitchenaid stainless steel appliances including their flagship 5-door refridgerator, indunction cook top, built-in combination wall oven / convection microwave, 2 undercounter Marvel wine coolers/beverage centers, and a newly installed Samsung dishwasher
It also features painted and glazed custom maple cabinetry; a large center island with

quartz countertops and undermount sink with a insinkerator
Conveniently located just off the mud room which has an array of storage lockers and a built-in shoe cabinet which leads to the garage.
The dedicated laundry room is conveniently equipped with a sink and counters.
Upstairs, double doors lead you to the large primary suite which features over-sized windows, ensuite with a quartz countertop vanity with dual sinks, separate his and hers walk-in Closets with built-in wardrobes, a jetted soaker tub and large tiled walk-in shower with built in bench, double showers and spray jets.
There are 3 additional bedrooms, one with a built-in desk and a wainscotting wall panels.
The loft area serves as a reading nook or gaming area with a reinforced wall and cable routing for a tv. The fully developed basement is the perfect gathering spot for family entertainment and features a open play area with a ceiling mounted swing, a Home Theatre with a custom built-in media wall,
high-defintion projector, 120" recessed and retractable screen, and 11 in-ceiling / in-wall premium speakers optimized and ready for your Dolby Atmos home theatre setup. Wet bar with dishwasher and features a full-sized wine/beverage fridge. There is an additional bedroom with dual built-in closets, and a full bath with walk-in shower. Equipped with modern conveniences throughout incl. A/C, Smart Thermostats/switches/door bell/lock/Cat5e. St Joan of Arc & West Springs school within walking distance. Nearby Webber Academy, Rundle College & Calgary French & International School.

Built in 2013

Essential Information

MLS® #	A2213040

Price	$1,399,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,775
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	97 Westland Crescent Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5B3

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garburator, Induction Cooktop, Oven-Built-In, Washer/Dryer, Window Coverings, Wine Refrigerator, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Other, Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Underground Sprinklers, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	1
Zoning	RG

Listing Details

Listing Office	RE/MAX iRealty Innovations

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