

**115 Westridge Crescent SW
Calgary, Alberta**

MLS # A2198907



\$1,380,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,146 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Pi		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, French Door, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Hot Tub Sold as is because the seller has never used it since they purchased it.

Nestled on a quiet cul-de-sac in the highly coveted community of West Springs, this exquisite show home condition property offers over 3,146 sq. ft. of beautifully designed living space. Thoughtfully upgraded and meticulously maintained, this 5-bedroom, 3.5-bathroom home with an Air Conditioner blends luxury, comfort, and functionality—perfect for families seeking an elegant yet practical living environment. From the moment you step inside, the home greets you with soaring ceilings in the foyer, creating a grand and inviting atmosphere. The Brazilian cherry hardwood flooring extends throughout the main floor, adding warmth and sophistication. The formal dining room provides an elegant setting for hosting family dinners or entertaining guests, while the stunning hardwood staircase with wrought iron railings and a carpet runner adds timeless charm. At the heart of the home is the gourmet kitchen, featuring rich cherry wood cabinetry, sleek stainless steel appliances, and luxurious granite countertops that extend to both the kitchen and bathrooms. The open-concept layout allows for seamless flow into the living area, where a stone-faced fireplace serves as a cozy focal point—one of three fireplaces strategically placed throughout the home for added warmth and ambiance. For those who work from home or need a quiet retreat, the main floor den offers a stylish and functional workspace, complete with built-in desks, a custom bookcase, and an elegant French door. Upstairs, the spacious primary suite provides a relaxing escape, boasting a spa-like ensuite with granite countertops, his and her individual sink, and a deep soaking tub. The 3 additional bedrooms are generously sized, offering comfort and convenience for a growing family. The professionally developed basement is an entertainer’s dream, featuring a wet bar and ample

space for a media room, recreation area, or even a home gym. A second stone-faced fireplace together with the in floor heating ensures this lower level feels just as warm and inviting as the rest of the home. Step outside into your private backyard oasis, where professional landscaping creates a serene and low-maintenance retreat. Situated on a large pie lot, this outdoor space includes a heated and lighted metal gazebo, a pergola, and a hot tub (sold as-is). The automatic irrigation system makes caring for the gardening effortless, ensuring the yard remains lush and vibrant throughout the seasons. Beyond the home itself, the location is simply unbeatable. West Springs is known for its family-friendly vibe, top-rated schools (K-12 including both private and public), and close proximity to an array of amenities like supermarkets, banks, coffee shops, restaurants, salons, and more—all within walking distance. With its unparalleled craftsmanship, luxurious upgrades, and prime location, this home is truly a rare gem in Calgary's vibrant West Springs community. Schedule your private viewing today!