

**6 Westland Park SW  
Calgary, Alberta**

**MLS # A2302165**



**\$1,389,900**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,472 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters		

**Inclusions:** na

Westland Estates is where refined living meets contemporary design—expertly crafted by TRUMAN Homes. This exceptional former showhome showcases high-end finishes, thoughtful planning, and elevated craftsmanship, offering a sophisticated lifestyle in one of West Springs’s most desirable communities, with immediate possession available. Nestled within a private cul-de-sac enclave, this home delivers both privacy and convenience in a prime location. From the moment you step inside, the impact is immediate. The open-concept main floor is centered around a chef-inspired kitchen featuring premium appliances, including an integrated refrigerator, gas cooktop, built-in oven and microwave, along with full-height cabinetry, soft-close details, quartz countertops, and a well-designed walk-in pantry—perfect for both entertaining and everyday living. The kitchen flows seamlessly into a bright great room, where soaring two-story ceilings create an airy, expansive feel. A quartz-clad fireplace adds warmth and style, while 9-foot ceilings, wide-plank hardwood floors, a versatile main-floor den, and a chic powder room complete the space with comfort and elegance. Upstairs, the primary suite offers a private retreat with a tray ceiling, spa-like five-piece ensuite, and spacious walk-in closet. A central bonus room, two additional bedrooms, a modern four-piece bath, and upper-level laundry provide functionality for today’s busy lifestyles. The fully finished lower level features a legal basement suite, adding exceptional flexibility and income potential while maintaining privacy and independence. Located in the sought-after West Springs community, this home presents a rare opportunity to enjoy upscale living in a quiet, exclusive setting.