



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

11 Westridge Crescent SW
Calgary, Alberta

MLS # A2250747



\$1,399,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,904 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home		
Inclusions:	Hot tub		

Nestled on a quiet cul-de-sac in the West Springs community, this exquisite home offers over 4,000 sq. ft. of beautifully designed living space. Thoughtfully upgraded and maintained with pride, this 4-bedroom, 3.5-bathroom air-conditioned home blends luxury, comfort, and functionality—perfect for families seeking an elegant yet practical living environment. A dramatic foyer with soaring ceilings sets the tone, while 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, with access to the expansive and private SW-facing backyard. At the heart of the home is the upgraded kitchen, featuring a large centre island with wine fridge, sleek stainless-steel appliances, luxurious granite countertops and a corner pantry. The open-concept layout flows seamlessly into the living area, where a gas fireplace serves as a cozy focal point. One of the most functional features on the main floor is the combined laundry/mudroom just off the heated garage with brand new garage doors—a well-designed space with lockers, a laundry sink, and abundant cabinetry, ideal for keeping a busy family organized. For those who work from home or need a quiet retreat, the main floor office/den offers a bright and versatile workspace. Upstairs, the spacious primary suite provides a relaxing escape and includes a private west-facing balcony for enjoying evening sunsets, along with a spa-inspired ensuite boasting in-floor heating, granite countertops, dual sinks, and a deep soaking tub. Two additional bedrooms are generously sized, and the massive vaulted-ceiling bonus room, with a second gas fireplace, above the garage offers a fantastic family hangout space. The professionally developed basement is both practical and inviting, featuring a 4th bedroom

and 3-pc bathroom, in-floor heating, a humidity- and temperature-controlled wine room, a media area, a recreation zone for a home gym, and a bright workspace with built-in homework desks. Ample storage is available in the utility area. Outside, the SW-facing pie-lot backyard is a private oasis with a large deck and hot tub, mature trees, and professional landscaping. The automatic irrigation system keeps everything lush with minimal effort. Beyond the home itself, the location is exceptional: walking and biking paths nearby, top-rated schools (K–12, public, private, and French immersion), and an array of amenities—supermarkets, banks, coffee shops, restaurants, salons, and more—all within walking distance. With its huge SW-facing lot, smart and functional layout, heated garage with brand new doors, and unbeatable location, this home is a rare find in Calgary’s vibrant West Springs community. Schedule a private viewing today.