



GRASSROOTS
REALTY GROUP

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50 Westland Park SW
Calgary, Alberta

MLS # A2258523



\$1,299,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,475 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

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

Inclusions: n/a

Welcome to this TRUMAN-built home in Westland Estates! . Thoughtfully designed with premium finishes and exceptional attention to detail, this home offers a perfect blend of style, function, and lasting quality. The open-concept main floor features a chef's kitchen with full-height cabinetry, soft-close doors and drawers, quartz countertops, a premium appliance package, and a walk-in pantry with custom built-ins. The kitchen flows into the bright great room, where soaring two-story ceilings create an airy atmosphere and a sleek quartz-faced fireplace serves as a beautiful focal point—perfect for both quiet evenings and entertaining guests. Additional main floor highlights include 9' ceilings, hardwood flooring throughout, a versatile den, and a stylish 2-piece powder room, thoughtfully designed for everyday living. Upstairs, the primary bedroom offers a tray ceiling, spa-inspired 5-piece ensuite, and a spacious walk-in closet. A central bonus room, two additional bedrooms, a 4-piece bath, and upper-level laundry complete the second floor. The lower level is undeveloped with a separate side entrance, giving you the flexibility to create a recreation space, home gym, or media room. Built by TRUMAN, this home exemplifies signature craftsmanship and contemporary design, offering a rare opportunity to enjoy the charm and convenience of West Springs while experiencing the distinctive character of Westland Estates. Discover what it means to truly Live Better.