



**10 Westland Park SW  
Calgary, Alberta**

**MLS # A2278109**



**\$1,224,900**

**Division:** West Springs

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,481 sq.ft. **Age:** 2025 (1 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:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Cement Fiber Board, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings, Quartz Counters

**Inclusions:** na

Welcome to this impeccably crafted TRUMAN-built residence in Westland Estates, where thoughtful design, premium finishes, and exceptional attention to detail come together to create a home of enduring quality and refined style. The open-concept main floor is anchored by a chef-inspired kitchen featuring full-height cabinetry with soft-close doors and drawers, quartz countertops, a premium appliance package, and a walk-in pantry complete with custom built-in shelving for effortless organization. The kitchen flows seamlessly into the sun-filled great room, where soaring two-story ceilings enhance the sense of space and a striking floor-to-ceiling brick fireplace creates a warm yet architectural focal point—perfectly suited for both intimate evenings and elegant entertaining. Wide-plank hardwood flooring extends throughout the main floor, continues up the staircase, and carries into the primary bedroom, establishing a cohesive and elevated aesthetic throughout. Additional main-floor highlights include 9' ceilings, a versatile den ideal for a home office or study, and a thoughtfully designed 2-piece powder room. Upstairs, the primary retreat is defined by a tray ceiling, a spa-inspired 5-piece ensuite, and a generous walk-in closet enhanced with custom built-in organizers. Two additional bedrooms—each featuring built-in closet systems—are complemented by a central bonus room, a modern 4-piece bath, and convenient upper-level laundry, offering both comfort and functionality for today's lifestyles. The lower level remains undeveloped and includes a separate side entrance, providing exceptional flexibility for future customization such as a recreation space, home gym, or media room. Built by TRUMAN, this home exemplifies signature craftsmanship, timeless design, and contemporary sophistication—offering a rare

opportunity to enjoy elevated living in the highly sought-after community of West Springs, within the distinctive setting of Westland Estates. Discover what it truly means to Live Better. Photo Gallery of similar home/