



GRASSROOTS
REALTY GROUP

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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
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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/