



**73 Wexford Crescent SW
Calgary, Alberta**

MLS # A2296898



\$1,599,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,788 sq.ft.	Age:	2011 (15 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Electric, Forced Air, Natural Gas, Solar	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this exceptional family home in the highly sought-after community of West Springs, known for its top-rated schools, convenient access, and strong family-oriented environment. Meticulously maintained and thoughtfully upgraded throughout, this residence offers a rare combination of luxury finishes, functional design, and energy efficiency. A grand front foyer creates an immediate sense of space and elegance upon entry. The main floor showcases 9-foot ceilings and a dramatic open-to-below living room, filled with natural light and anchored by a statement fireplace. The space flows seamlessly into a chef-inspired kitchen equipped with premium Wolf and Sub-Zero appliances, dual sinks, and generous prep space—ideal for both everyday living and entertaining. A south-facing formal dining room, breakfast nook, and dedicated office further enhance the functionality of the main level, maximizing natural light throughout the day. Solid hardwood flooring adds warmth and timeless appeal across the main floor. Upstairs continues with 9-foot ceilings, offering two spacious children’s bedrooms and a bright bonus room above the garage, complete with built-in cabinetry, a fireplace, and abundant natural light. The primary suite serves as a private retreat, featuring its own fireplace, a large walk-in closet, and a spa-inspired 5-piece ensuite with in-floor heating, jetted tub, and steam shower. The fully developed basement provides exceptional versatility, featuring three additional bedrooms, including a convenient Jack-and-Jill bathroom, plus an additional half bath. A generous multi-purpose area is ideal for a home theatre, bar, or fitness space. A separate side entrance adds valuable flexibility for extended family living or future use options. This home is further enhanced by a range of advanced mechanical and energy-efficient systems. It features

zoned in-floor heating on both the main floor and basement, paired with a dual heating system (boiler and furnace) to deliver optimal comfort and efficiency throughout the home. A 10.5 kW solar panel system, installed just three years ago, significantly exceeds typical residential capacity and contributes to long-term energy savings. Additional upgrades include a radon mitigation system, water softener, and a 4-stage kitchen filtration system. The home is also equipped with Google smart lighting throughout major areas and exterior Gemstone LED lighting, enhancing both convenience and curb appeal. The triple attached garage is EV-ready, complete with a dedicated charging panel for future electric vehicle use. With 6 bedrooms and 5 bathrooms (3+2), this home is ideally suited for large families, multi-generational living, or buyers seeking a well-appointed property with generous space, comfort, and long-term efficiency in one of Calgary's most desirable communities.