$1,600,000 - 11 Westland Manor Sw, Calgary

MLS® #A2210278

$1,600,000
6 Bedroom, 4.00 Bathroom, 3,269 sqft
Residential on 0.14 Acres

West Springs, Calgary, Alberta

OPEN HOUSE MAY 4 2-4PM | MUST SEE!
ONE OF A KIND Custom Estate Home in the Heart of West Springs
Welcome to this stunning, custom-built estate located in the prestigious West Springs community. Boasting nearly 5,000 sq. ft. of meticulously designed living space, this six-bedroom masterpiece is a true showstopper, offering top-of-the-line finishes, built-in speakers, in-floor heating, impeccable craftsmanship, and exceptional attention to detail throughout. From the moment you step inside, you're greeted by soaring 9-foot ceilings, rich hardwood flooring, and elegant custom millwork that sets the tone for the entire home. The main floor features a private office, a cozy family room, and a formal dining area perfect for entertaining. The heart of the home is the breathtaking chefâ€™s kitchen, outfitted with solid painted and glazed maple cabinetry, full granite slab countertops and backsplash, and premium built-in THERMADOR appliances, including dual ovens and a 5-burner gas cooktop. Soft-close drawers and cabinets complete this luxurious culinary space. The kitchen seamlessly opens into a bright dining nook and a spacious living room with dramatic vaulted ceilings and a warm gas fireplace, an ideal setting for family gatherings or movie nights.
Just off the kitchen, you'll find a pantry and a functional mudroom with custom built-in coat and shoe storage, offering access to the oversized, heated triple car garage. A stylish

powder room is conveniently located nearby. Upstairs, the expansive primary retreat easily accommodates a California king and features a spa-inspired ensuite with dual vanities, an oversize jetted tub, a steam shower, and a generous walk-in closet. The upper level also includes a dedicated laundry room with built-in cabinets and a sink, plus three additional bedrooms, each with walk-in closets. One of these rooms, accessed through elegant French doors, can serve as the perfect bonus room. A beautifully appointed full bathroom with dual sinks completes the upper level. The fully finished basement is an entertainerâ€™s dream, featuring a custom wet bar with bar fridge, dishwasher, and built-in wine rack. The lower level offers a spacious rec room perfect for a home gym, a cozy family lounge, two additional bedrooms, and another full bathroom with dual sinks. Step outside to your private backyard oasis, beautifully landscaped with a spacious patio ideal for summer evenings and outdoor gatherings. Dual Zone furnaces, in-floor heating, and dual zone central A/C provide year-round comfort and efficiency. Additional features, prewired for a home security system, whole house water filtration and softener with RO system in kitchen. This home is everything youâ€™ve been looking for, impeccably maintained, move-in ready, and located just steps from some of Calgaryâ€™s top-rated schools including webber academy and St Joan of arc, parks, and premium shopping. Homes of this caliber and in this location are incredibly rare. THIS IS THE ONE!

Built in 2012

Essential Information

MLS® #	A2210278
Price	$1,600,000
Bedrooms	6

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,269
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	11 Westland Manor Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0W2

Amenities

Amenities	None
Parking Spaces	7
Parking	Driveway, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, Concrete Driveway, Front Drive, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Bar, Built-in Features, Crown Molding, Central Vacuum, Steam Room, Sump Pump(s)
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Built-In Gas Range, Freezer, Water Softener
Heating	In Floor, Forced Air, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, City Lot, Level, Cleared
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	21
Zoning	R-G

Listing Details

Listing Office	Real Broker

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