

# \$1,149,000 - 28 Westland Manor Sw, Calgary

MLS® #A2218389

**\$1,149,000**

5 Bedroom, 4.00 Bathroom, 2,508 sqft

Residential on 0.09 Acres

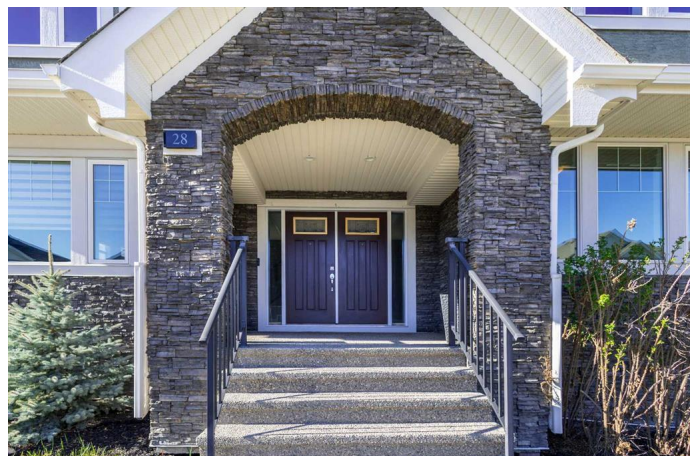
West Springs, Calgary, Alberta

Welcome to this stunning 2,500 square foot, detached home on a premium corner lot in Calgary's sought-after West Springs community with a fully finished basement offering over 3500 sqft of total living area. This 4 bedroom, 3.5 bath home features an open-concept layout, hardwood floors, and soaring ceilings. The gourmet kitchen includes granite counters, stainless appliances, and a large island. A bright great room with gas fireplace, formal dining, and main-floor office complete the space. Upstairs: 3 bedrooms, including a spacious primary suite with a 5-piece ensuite, full bath, and laundry. The finished basement adds a 4th bedroom, recreation room, and full bath that is ideal for guests or teens. Private landscaped yard, deck, double attached garage, and close to schools, shops, transit and quick commute to the mountains Call today!

Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218389    |
| Price          | \$1,149,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,508       |
| Acres          | 0.09        |



|            |             |
|------------|-------------|
| Year Built | 2014        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 28 Westland Manor Sw |
| Subdivision | West Springs         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H 0X7              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters                        |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas, Mantle                                                               |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard                                                |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                             |
| Construction      | Stone, Stucco, Wood Frame                                   |
| Foundation        | Poured Concrete                                             |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 4             |
| Zoning         | R-G           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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