

CUSTOM BUILT FAMILY HOME



**75 WESTLAND PARK SW
CALGARY, AB
COMMUNITY OF WESTSPRINGS**

DEXTER/CO
LUXURY REAL ESTATE



PROPERTY SPECS

6 BD 4.5 BA 4,227.18 SF

- FOUR BEDROOMS ABOVE GRADE
- FOUR CAR GARAGE
- THEATRE ROOM
- RADIANT IN-FLOOR HEATING ROUGHED IN THROUGHOUT LOWER LEVEL & GARAGE

PROPERTY STATS

PROPERTY TYPE	2 STOREY
YEAR BUILT	2025
TOTAL DEVELOPED SF	4,227.18
ABOVE GRADE SF	3,076.00
LOT SIZE	6415 SF



YOU HAVE ARRIVED

Welcome to this customized six-bedroom family residence by Truman Homes, ideally located at the end of a quiet cul-de-sac in the prestigious community of West Springs.

A spacious entrance sets the tone for the home's thoughtful design, offering two convenient areas to unload family items—a built-in bench with storage for everyday essentials and a large closet to keep outerwear and seasonal gear neatly organized.

A dual desk office, tucked away from the main living areas, provides privacy and natural light—perfect for work or study.

Engineered hardwood floors flow seamlessly throughout the main and upper levels, capturing and reflecting the South exposure light that fills the home, creating warmth, sophistication, and an immediate sense of arrival.





ELEGANT GREAT ROOM

The great room is the heart of this elegant family home—an inviting space where style and comfort blend seamlessly. Anchored by a gas fireplace with custom built-ins, this room captures the essence of warmth.

Expansive windows fill the space with Southern light, enhancing the home's natural brightness and creating a welcoming atmosphere throughout the day.

Patio doors extend to the deck, offering the perfect setting for the BBQ enthusiast and the opportunity to easily add a hot tub connection for year-round enjoyment.

Whether hosting lively gatherings or relaxing quietly by the fire, the great room balances elegance with everyday comfort in perfect harmony.







A MODERN CHEFS KITCHEN

Head over to your brand-new modern chef's kitchen designed for both function and beauty. A large quartz island offers generous workspace and the perfect gathering point for family and friends.

The appliance package, finished in sleek stainless steel, includes a 5-burner gas range and oven, a second built-in oven, a microwave, and a dishwasher—delivering both performance and style. Under-cabinet lighting casts a soft glow that highlights the refined finishes, while a window above the kitchen sink overlooks the backyard, allowing you to watch guests gather or children play while you cook or entertain.

A spacious walk-in pantry keeps everything within reach, with thoughtful storage for spices, small appliances, and kitchen essentials.

Elegant cabinetry, deep island drawers, and intelligent corner design elevate everyday organization, blending style with practicality.

Natural light from the adjoining living and dining areas enhances the warm tones of the finishes, while the open layout encourages connection and conversation. This is a space created for the true culinary enthusiast—where form meets function and entertaining becomes effortless.





DINING ROOM

The dining space flows effortlessly from the kitchen, creating an open-concept design ideal for both everyday meals and elegant entertaining. The space blends seamlessly with the kitchen, allowing family and guests to stay connected while cooking, dining, or relaxing.

A dedicated beverage area with a beverage fridge and serving counter enhances the experience, offering a perfect setup for hosting dinner parties or family celebrations, and an inviting spot to craft your own signature Negroni or evening cocktail.

This area opens directly into the great room, allowing for a full entertainment experience where guests can mingle freely between spaces. The home is roughed-in with a CAD-6 wired speaker system on all floors, offering the opportunity to create your own zone-controlled audio environment and elevate every gathering with customized sound.

Natural light floods the dining area, setting the scene for warm, memorable occasions. A powder room, conveniently located just around the corner for privacy, adds practicality without interrupting the flow of the main floor.

Together, these spaces create a seamless environment for cooking, dining, and entertaining with ease and sophistication.





PRIMARY SUITE OASIS

The primary suite is a true oasis after a long day, designed as a serene escape within the home. Spacious and beautifully appointed, this retreat features an elevated tray ceiling that enhances the sense of openness and elegance, easily accommodating a king bed and oversized furniture with room to spare for quiet relaxation.

The ensuite bathroom exudes spa-like tranquility, featuring heated floors, a seamless glass shower, a private water closet, and a customized walk-in closet thoughtfully designed to organize and showcase every wardrobe detail. Every element has been curated to create a calming balance of luxury and function.

The layout ensures privacy, with the ensuite and dressing areas perfectly separated from the main sleeping space, allowing for peaceful mornings and restful evenings.

A private patio extends off the bedroom, offering the perfect setting for stealing a glimpse of the Rocky Mountains with a morning coffee or evening recaps under the Calgary sky.

Bathed in natural Southern light and defined by exquisite finishes, this primary suite embodies modern luxury, intimate comfort, and timeless design—a true sanctuary within this exceptional residence.







UPPER LEVEL LIVING

The upper living level is designed with family comfort and practicality in mind, offering a thoughtful layout that balances privacy with connection.

Home to four spacious bedrooms, this level includes both a primary suite and a secondary primary bedroom, each featuring its own private ensuite bathroom, while the third and fourth bedrooms share a beautifully appointed four-piece bathroom.

All bathrooms on this level feature heated floors, adding an extra layer of comfort and warmth. Every bedroom includes large closets completed with custom built-ins, offering a seamless blend of organization and elegance.

The level is enhanced by two private balconies—one extending from the primary suite, ideal for quiet mornings and evening recaps, and another on the opposite side of the home, providing an equally private outdoor retreat.

The laundry room is quietly tucked away yet easily accessible, fully equipped with a washer and dryer, a deep sink, built-in cabinetry, and a hanging area for delicates. A large window fills the space with natural light, transforming this everyday essential into a bright, functional workspace.

Designed with growing families in mind, this upper level is a complete package of comfort, style, and thoughtful design—combining private retreats with spaces that bring everyone together.









LOWER-LEVEL ENTERTAINING

The lower level of this exceptional home is designed for comfort, entertainment, and versatility—an extension of the home's elegant living spaces.

After installing a boiler, you will enjoy four zones of in-floor radiant heat throughout, providing year-round comfort and warmth for family and guests.

A kitchen area with full-height cabinetry, a fridge, and a dishwasher offers everyday convenience, along with the option to install an electric stove for complete functionality.

The designated theatre room is thoughtfully tiered and includes sound proofing insulation and drywall for maximum sound attenuation, creating the perfect cinematic experience for watching your favourite films.

Two additional bedrooms and a full bathroom provide private accommodations for guests or growing children who enjoy their own retreat. A flex space completes the level—an adaptable area ready to become a home gym, craft room, second office, playroom, or storage space depending on your family's needs.

Beautifully finished and thoughtfully designed, this lower level brings together function and relaxation, offering a welcoming environment for entertainment, family time, and everyday living.







OUTDOOR SPACE

Step into one of the largest yards in the entire development — a truly exceptional outdoor space backing directly onto a scenic pathway. This South-facing backyard is strategically positioned so it also gets an abundance of light from the East and West elevations and as a result, is bathed in sunlight throughout the day, creating the perfect setting for family gatherings, playtime, or future landscaping dreams.

Freshly completed with brand-new sod, the yard offers a pristine canvas ready for your personal touch. An expansive side yard runs the full length of the home, providing additional room for storage, recreation, or even a massive dog run.

With its size, sun exposure, and endless potential, this backyard is the perfect space for families who want to enjoy both openness and privacy in one exceptional setting.





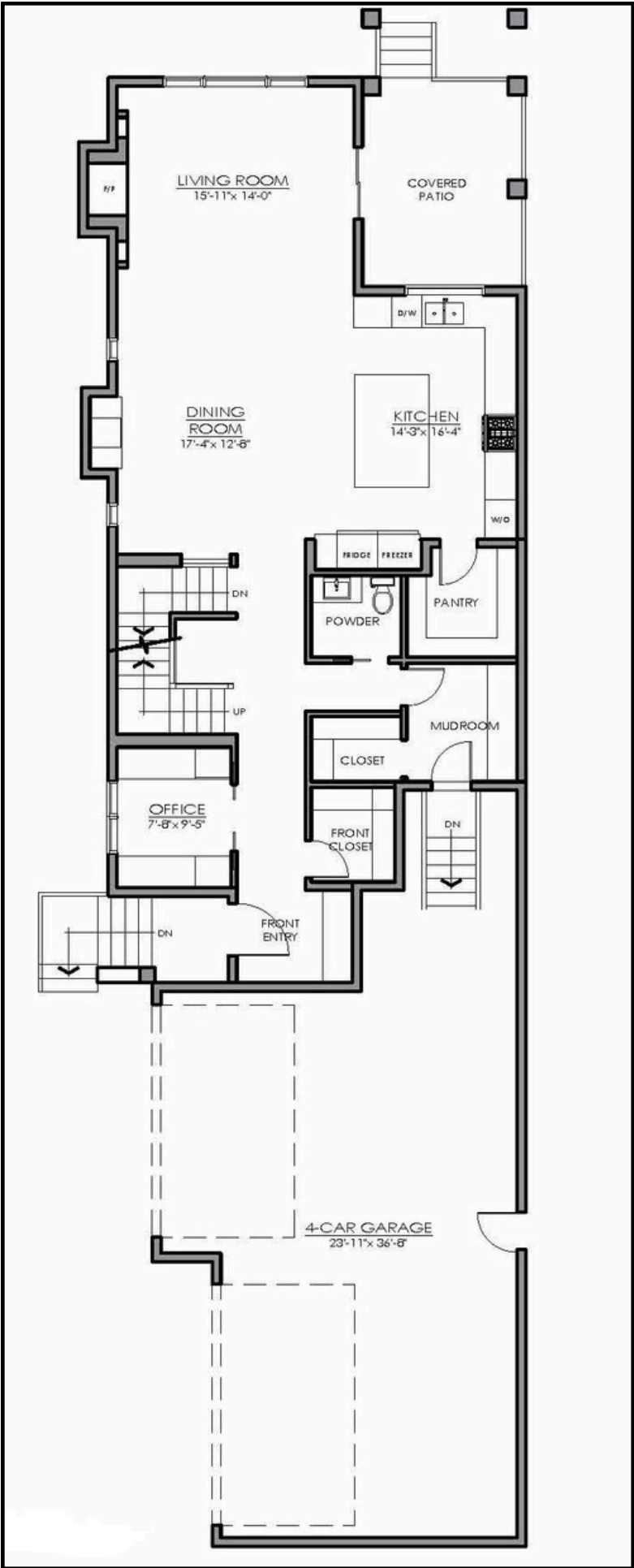
ADDITIONAL HOME SPECS & UPGRADES

- Radiant in-floor heating roughed-in throughout the lower level & garage
- Garage floor drains
- Two EV chargers in the garage
- Electrical in-floor heat in three upstairs bedrooms
- Interior insulation & ceiling drywall
- Speaker zones wired throughout the entire home
- A/C roughed in
- Water softener
- Tankless hot water
- Two steam humidifiers
- Sump pump
- Full radon mitigation system
- Two high efficiency furnaces
- Gas line for BBQ on the back deck
- Low voltage wiring
- Hot tub rough in
- Quiet start vent fans
- Central Vac rough-in
- CAT 6 wiring throughout



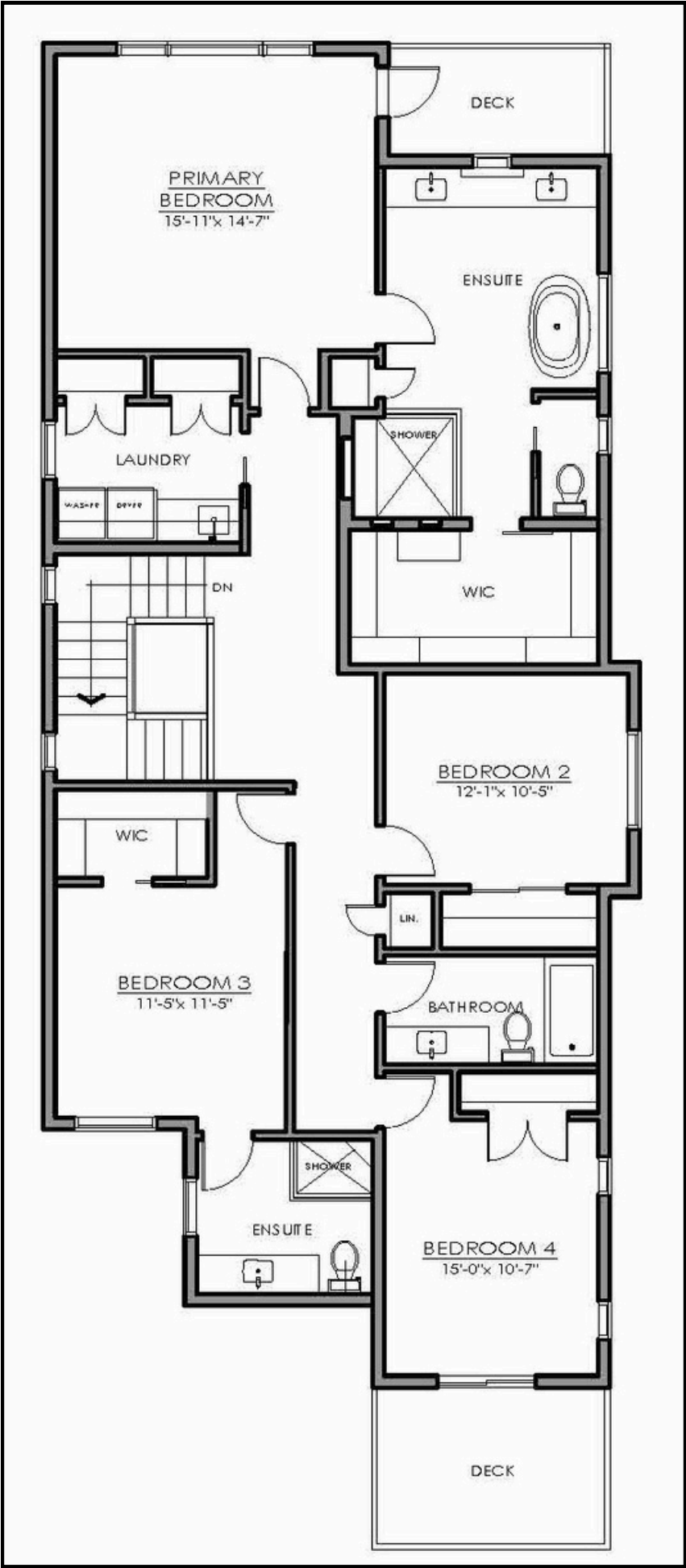
MAIN-LEVEL FLOORPLAN

1,397.50 SF



UPPER-LEVEL FLOORPLAN

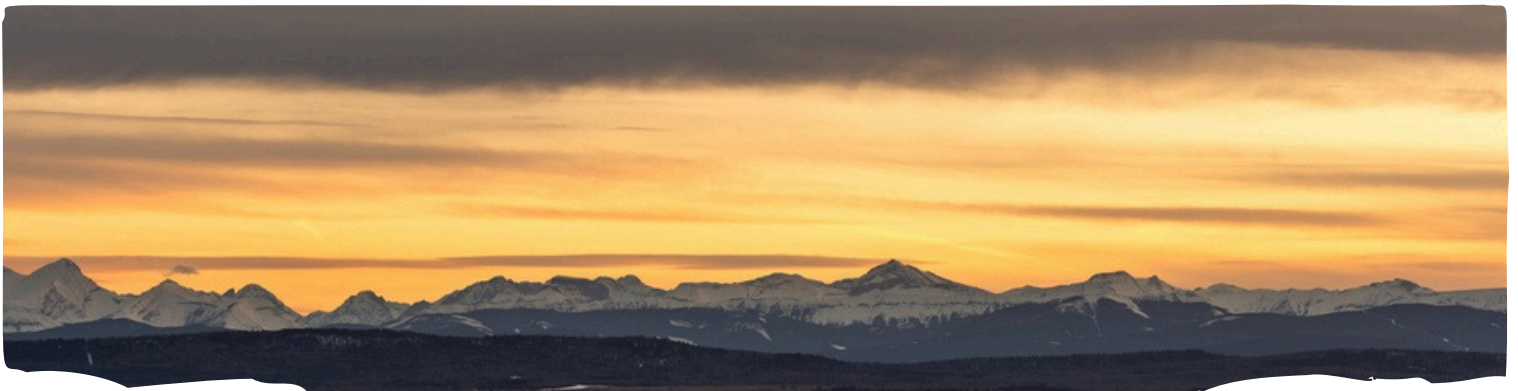
1,678.25 SF



LOWER-LEVEL FLOORPLAN



1,151.18 SF



COMMUNITY OF WEST SPRINGS



West Springs is one of Calgary's most sought-after communities — a vibrant enclave where suburban tranquility meets urban convenience. Nestled along the city's western edge, this neighborhood perfectly captures the natural beauty of Alberta's foothills, offering panoramic Rocky Mountain views, lush green spaces, and an abundance of parks and pathways that invite outdoor living year-round.

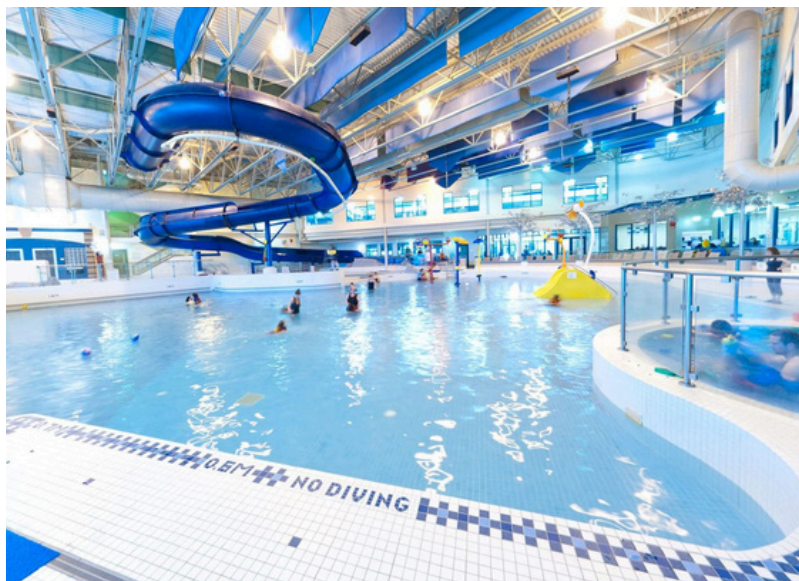
Residents of West Springs enjoy a wealth of amenities just minutes from home. The area is dotted with trendy restaurants, cozy coffee shops, fitness studios, spas, and boutique shopping, providing a walkable, small-town charm with big-city convenience. Whether you're grabbing your morning latte, indulging in fine dining, or running errands, everything you need is right at your doorstep.

West Springs is particularly well-known for its exceptional schools, including several of Calgary's top-rated private and public institutions. This makes it an ideal location for families seeking both community and quality education. With safe streets, playgrounds, and nearby recreational facilities, it's easy to see why families are drawn to this thriving neighborhood.

Commuters appreciate West Springs' easy access to major routes, including Highway 1 and Stoney Trail. A short 20-minute drive takes you straight into downtown Calgary, while a quick westward trip places you in Banff National Park, perfect for weekend getaways.



Outdoor enthusiasts will also love the proximity to Canada Olympic Park (WinSport), where skiing, mountain biking, and year-round recreation await. Nearby, several top-tier golf courses and renowned Calgary restaurants offer leisure and luxury in equal measure.



Blending natural beauty, family-friendly living, and modern amenities, West Springs offers an exceptional quality of life in one of Calgary's most desirable settings. With its perfect balance of community warmth and city sophistication, it's no wonder West Springs remains a top choice for those seeking the best of both worlds.

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