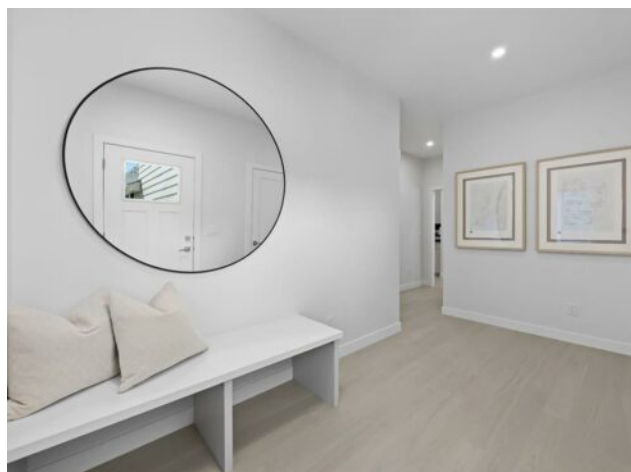


**46 Westland Park SW
Calgary, Alberta**

MLS # A2259010

\$1,219,900



Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 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:	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: n/a

Westland Estates, where luxury living meets modern design—crafted to perfection by TRUMAN Homes. This stunning residence is a showcase of elevated craftsmanship, thoughtful planning, and premium finishes, delivering an exceptional lifestyle in one of West Springs’s most sought-after communities. Step inside and experience the wow factor immediately. The open-concept main floor is anchored by a chef-inspired kitchen featuring full-height cabinetry, soft-close doors and drawers, gleaming quartz countertops, a premium appliance package, and a beautifully organized walk-in pantry with custom built-ins. Whether you’re hosting a lively dinner party or preparing a quiet weeknight meal, this kitchen is designed to impress. The kitchen seamlessly flows into the sun-filled great room, where soaring two-story ceilings create a grand and airy atmosphere. A striking quartz-faced fireplace adds warmth and style, making it the perfect gathering place for cozy evenings or vibrant entertaining. With 9’ ceilings, wide-plank hardwood floors, a versatile main-floor den, and a chic 2-piece powder room, every detail has been curated for comfort, convenience, and sophistication. Upstairs, retreat to the luxurious primary suite featuring a tray ceiling, spa-inspired 5-piece ensuite, and a generous walk-in closet. A central bonus room offers flexible living space, complemented by two additional bedrooms, a modern 4-piece bath, and convenient upper-level laundry—designed to support today’s busy lifestyles with ease. The lower level awaits your personal touch, complete with a separate side entrance—ideal for future development such as a recreation area, home gym, or media haven. Built by TRUMAN, this home embodies their signature style: timeless design, exceptional craftsmanship, and a commitment to helping you Live Better.

Nestled in the coveted community of Westland Estates in West Springs, this is a rare opportunity to enjoy upscale living with unparalleled charm and convenience. Stay tuned—full photo gallery coming soon, including images of a similar home!