

115 WESTRIDGE Crescent, Calgary T3H5C9

MLS®#: **A2198907** Area: **West Springs** Listing Date: **03/10/25** List Price: **\$1,380,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **8,848 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,146**
 Low Sqft:
 Ttl Sqft: **3,146**

DOM

3
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Gazebo,Landscaped,Lawn,Pie Shaped Lot,Underground Sprinklers**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Covered Courtyard,Garden,Private Yard**

Construction: **Mixed,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Oven,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Chandelier,Crown Molding,Double Vanity,French Door,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"	Breakfast Nook	Main	11`6" x 9`1"
Dining Room	Main	10`6" x 177`0"	Foyer	Main	6`1" x 9`10"
Kitchen	Main	22`7" x 13`1"	Laundry	Main	5`10" x 9`6"
Living Room	Main	16`0" x 14`7"	Mud Room	Main	8`11" x 5`11"
Office	Main	15`1" x 14`7"	Pantry	Main	3`9" x 3`10"
4pc Bathroom	Second	9`6" x 5`0"	5pc Ensuite bath	Second	11`6" x 10`4"

Bedroom - Primary	Second	13`2" x 15`3"	Bedroom	Second	11`8" x 14`10"
Bedroom	Second	13`1" x 13`1"	Bedroom	Second	13`10" x 12`2"
Bonus Room	Second	16`2" x 15`3"	4pc Bathroom	Basement	4`11" x 9`7"
Bedroom	Basement	19`1" x 11`7"	Game Room	Basement	37`7" x 14`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **0212421**

Remarks

Pub Rmks: **Open House this Saturday from 12-3 pm. Nestled on a quiet cul-de-sac in the highly coveted community of West Springs, this exquisite show home condition property offers over 3,146 sq. ft. of beautifully designed living space. Thoughtfully upgraded and meticulously maintained, this 5-bedroom, 3.5-bathroom home with an Air Conditioner blends luxury, comfort, and functionality—perfect for families seeking an elegant yet practical living environment. From the moment you step inside, the home greets you with soaring ceilings in the foyer, creating a grand and inviting atmosphere. The Brazilian cherry hardwood flooring extends throughout the main floor, adding warmth and sophistication. The formal dining room provides an elegant setting for hosting family dinners or entertaining guests, while the stunning hardwood staircase with wrought iron railings and a carpet runner adds timeless charm. At the heart of the home is the gourmet kitchen, featuring rich cherry wood cabinetry, sleek stainless steel appliances, and luxurious granite countertops that extend to both the kitchen and bathrooms. The open-concept layout allows for seamless flow into the living area, where a stone-faced fireplace serves as a cozy focal point—one of three fireplaces strategically placed throughout the home for added warmth and ambiance. For those who work from home or need a quiet retreat, the main floor den offers a stylish and functional workspace, complete with built-in desks, a custom bookcase, and an elegant French door. Upstairs, the spacious primary suite provides a relaxing escape, boasting a spa-like ensuite with granite countertops, his and her individual sink, and a deep soaking tub. The 3 additional bedrooms are generously sized, offering comfort and convenience for a growing family. The professionally developed basement is an entertainer’s dream, featuring a wet bar and ample space for a media room, recreation area, or even a home gym. A second stone-faced fireplace together with the in floor heating ensures this lower level feels just as warm and inviting as the rest of the home. Step outside into your private backyard oasis, where professional landscaping creates a serene and low-maintenance retreat. Situated on a large pie lot, this outdoor space includes a heated and lighted metal gazebo, a pergola, and a hot tub (sold as-is). The automatic irrigation system makes caring for the gardening effortless, ensuring the yard remains lush and vibrant throughout the seasons. Beyond the home itself, the location is simply unbeatable. West Springs is known for its family-friendly vibe, top-rated schools (K-12 including both private and public), and close proximity to an array of amenities like supermarkets, banks, coffee shops, restaurants, salons, and more—all within walking distance. With its unparalleled craftsmanship, luxurious upgrades, and prime location, this home is truly a rare gem in Calgary’s vibrant West Springs community. Schedule your private viewing today!**

Inclusions: **Hot Tub Sold as is because the seller has never used it since they purchased it.**
 Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











