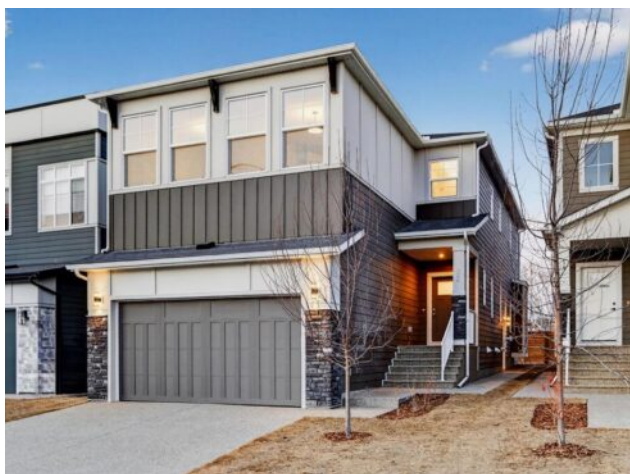


**62 Westland Park SW**  
**Calgary, Alberta**

**MLS # A2306934**



## \$1,279,900

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | West Springs           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,633 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |                                |
|--------------------|--------------------------------|
| <b>Heating:</b>    | Forced Air                     |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood |
| <b>Roof:</b>       | Asphalt Shingle                |
| <b>Basement:</b>   | Full                           |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame |
| <b>Foundation:</b> | Poured Concrete                |
| <b>Features:</b>   | High Ceilings, Quartz Counters |

|                   |     |
|-------------------|-----|
| <b>Water:</b>     | -   |
| <b>Sewer:</b>     | -   |
| <b>Condo Fee:</b> | -   |
| <b>LLD:</b>       | -   |
| <b>Zoning:</b>    | R-G |
| <b>Utilities:</b> | -   |

**Inclusions:** na

This TRUMAN-built residence is quietly situated on an exclusive cul-de-sac in the highly sought-after enclave of Westland Estates. Defined by refined craftsmanship, premium finishes, and timeless design, the home offers a rare balance of elegance, comfort, and long-term value. The open-concept main level is anchored by a chef-calibre kitchen featuring full-height custom cabinetry, soft-close doors and drawers, quartz countertops, and a premium integrated appliance package including a panelled refrigerator, gas cooktop, built-in microwave, and wall oven. A walk-in pantry with custom built-ins enhances both aesthetics and functionality. The kitchen flows seamlessly into the open-to-above great room, where dramatic two-storey ceilings create an impressive sense of volume. A gas fireplace with striking floor-to-ceiling architectural detailing serves as a commanding focal point, anchoring the space with warmth and understated elegance—ideal for both entertaining and quiet evenings. The main floor is completed by ‘ceilings, wide-plank hardwood flooring throughout, a versatile private den, and a thoughtfully designed powder room, all curated for effortless daily living. The upper level is distinguished by a primary retreat with tray ceiling, spa-inspired five-piece ensuite, and a generous walk-in closet. A centrally positioned bonus room, two additional bedrooms, a well-appointed four-piece bath, and upper-level laundry offer both comfort and functionality. The undeveloped lower level, featuring a separate side entrance, presents exceptional flexibility for future customization—whether a private gym, media lounge, or bespoke recreation space. Built by TRUMAN, a name synonymous with quality and architectural integrity, this home offers a rare opportunity to experience the privacy of Westland Estates while enjoying close proximity to the amenities, schools,

and lifestyle of West Springs. A residence defined by distinction, designed for those who appreciate quiet luxury.