

\$1,695,000 - 22 Wexford Way Sw, Calgary

MLS® #A2214363

\$1,695,000

5 Bedroom, 5.00 Bathroom, 3,137 sqft

Residential on 0.19 Acres

West Springs, Calgary, Alberta

Nestled on an expansive, ravine-backing lot in one of Calgary's most prestigious communities, this West Springs estate redefines luxury living with over 4,500 sq ft of beautifully appointed space and full summer privacy surrounded by lush, mature trees. A striking grand foyer welcomes you with soaring ceilings, a massive chandelier, and rich engineered hardwood floors, setting the tone for the home's refined elegance. Designed for the discerning buyer, the open-concept main floor showcases a chef-caliber kitchen with granite countertops, high-end appliances, gas stove, built in speakers, and custom white cabinetry, flowing into a formal dining room, sunlit breakfast nook, private office, mudroom, and a warm yet modern living space anchored by a stunning floor-to-ceiling marble fireplace. Ascend the impressive open-riser staircase—free of carpet—to the upper level, where you'll find four oversized bedrooms, including two with private ensuites, all bathrooms featuring luxurious heated floors, a bonus room, a chic makeup/lounge area, upper laundry, and a show-stopping primary retreat with a spa-inspired 5-piece ensuite, built in speakers, and expansive walk-in closet. The walk-out basement is equally impressive, offering full in-floor heated hardwood throughout a large rec room, guest bedroom, 3-piece bath, and a versatile media room (currently used as an additional bedroom). Step outside to a sprawling East-facing deck with a built-in speakers and BBQ gas



lineâ€”perfect for summer entertainingâ€”while enjoying unobstructed ravine views and complete tranquility. This triple-car garage home offers direct access to scenic pathways, is surrounded by elite private schools, parks, shops, and amenities, and provides unbeatable convenience with quick access to Stoney Trail, Bow Trail, Sarcee Trail, and is just 20 minutes from downtown. With its rare oversized lot, architectural grandeur, and unbeatable location, this estate is a once-in-a-lifetime offering for the family seeking style, space, and serenity. Don't miss this amazing opportunity, so message your favourite realtor today to book your private showing before it's too late!

Built in 2013

Essential Information

MLS® #	A2214363
Price	\$1,695,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,137
Acres	0.19
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 Wexford Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 0H1

Amenities

Parking Spaces 6

Parking Garage Faces Front, Triple Garage Attached

of Garages 3

Interior

Interior Features Bar, Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Dry Bar

Appliances Bar Fridge, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Oven

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Double Sided, Gas, Living Room, Dining Room, Marble

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Garden, Covered Courtyard

Lot Description Garden, Landscaped, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Brick, Composite Siding, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 24th, 2025

Days on Market 16

Zoning R-G

Listing Details

Listing Office Town Residential

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.