

# \$1,550,000 - 23 Wexford Way Sw, Calgary

MLS® #A2208651

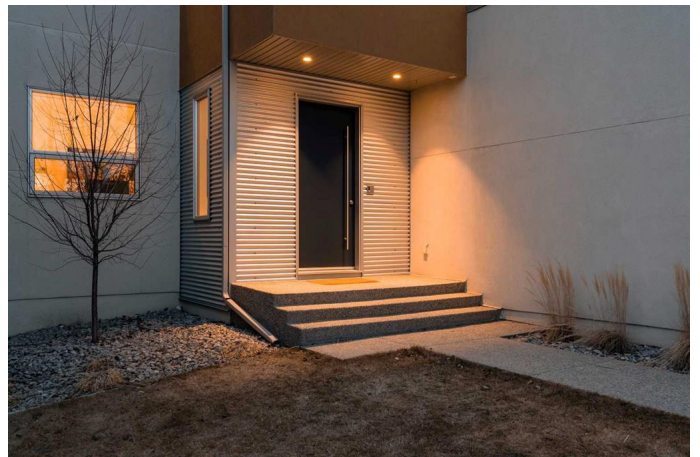
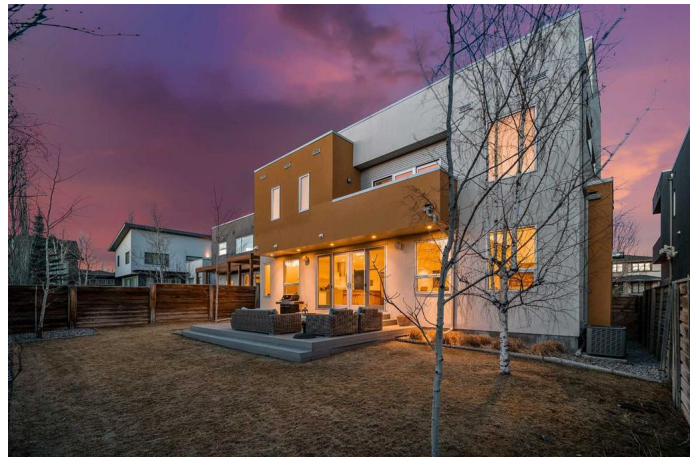
**\$1,550,000**

4 Bedroom, 4.00 Bathroom, 3,188 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

Step into a home that redefines modern luxury with an unmistakable European minimalist design! With over 4200 sq ft of developed space this architectural masterpiece exudes quiet elegance & intentional simplicity. As you enter the property you are greeted by warm wide plank European Ash hardwood flooring guiding you into the main floor office with dual built-in desks. Continue through to the stunning open living space with wall-to-wall triple pane windows flooding the main floor with tons of natural light. Living room features soaring 20 ft ceilings and a cozy gas fireplace with a polished concrete hearth. Gorgeous kitchen splashes the home with color with German imported Rational cabinetry, grey Caesarstone quartz counters, high end Viking Professional stainless-steel appliances, large center island with undermount sink & built-in pantry. Open to the dining room with sliding doors out the large Trex composite deck in the sunny West backyard. A convenient 2-piece powder room & additional den/music room complete the well-designed main floor. Head up the custom steel stringer staircase with solid Douglas Fir treads to reach the upper level. The primary bedroom gives you the feeling of a boutique hotel with sliding doors to its own private balcony. Dressing area with a custom built-in wardrobe leads you into the spa-like ensuite with heated towel racks & 24x24 tile, floating double vanities with quartz counters, large walk-in 10mm glass shower & stand-alone soaker tub. Spacious additional



2nd and 3rd bedrooms with adjoining full 4-piece bathroom finished to the same standards. Continue down the hall where you will find the cozy reading nook perfectly styled to the house with custom built-in bookshelves. Perfect place to escape with a hot cup of tea & your favorite novel. Large laundry room with built-in cabinetry, quartz counters, sink, & 24x24 porcelain tile floors complete this family friendly upper level. Head up another steel stringer staircase to the 3rd storey with a spacious open rec room & two rooftop patios with breathtaking mountain views. Great spot to watch the brilliant sunsets with a glass of wine after a long day! Fully finished basement anchored by heated polished concrete floors offers a sleek modern edge with year-round comfort underfoot. Massive open family room with a wet bar & surround sound speaker system make this a great movie room, games area, playroom or all the above! Large 4th bedroom with adjoining full bathroom makes a great space for guests, older kids, or parents. A hobby room/gym with sliding barn doors & utility room with lots of storage complete this awesome lower level. Additional features include oversized 26' garage w/gas rough-in, Central A/C in the Upper Levels & Control 4 audio/video with 9 speaker zones & wired throughout. Located in one of Calgary's most desirable neighborhoods with the highest rated public & private schools, surrounded by all the shopping & amenities you need!

Built in 2012

### **Essential Information**

MLS® #	A2208651
Price	\$1,550,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	3,188
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### **Community Information**

Address	23 Wexford Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0H1

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Oversized, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line
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Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	6
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
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