



22 Wendham Place Calgary Alberta

\$1,600,000

West Springs is one of Calgary's most sought-after communities, known for its blend of quiet residential streets, luxury homes, and easy access to everything from top-ranked schools like West Springs Elementary, West Ridge, and Ernest Manning High to the shops and dining at West 85th, Westside Recreation Centre, and endless outdoor options from nearby parks to weekend trips to the Rockies, all while being minutes to downtown. Tucked into a peaceful cul-de-sac and backing onto a treed green space, this home offers over 4,200 sq. ft. of living space with a rare triple car garage, soaring ceilings, and a layout designed for both comfort and flexibility. The main level is anchored by an open living and dining space with a stone fireplace and walk-out balcony, a bright office for work-from-home days, and the primary suite, which includes a private sitting area with its own fireplace and a spa-like ensuite retreat. Upstairs, three bedrooms and a flex area provide room for family or guests, while the fully finished walk-out basement extends the living space with a fifth bedroom, a beautiful full bar, and spacious recreation and family rooms that connect seamlessly to the backyard. Outdoor living is equally impressive with a covered patio featuring a built-in brick fireplace, creating a year-round gathering space that makes this property as functional as it is inviting. (id:6769)

Family room 16.17 Ft x 10.25 Ft

Recreational, Games room 13.92 Ft x 12.83 Ft

Bedroom 9.67 Ft x 8.58 Ft

Other 10.25 Ft x 8.42 Ft

Laundry room 11.00 Ft x 6.17 Ft

4pc Bathroom 7.58 Ft x 5.25 Ft

Furnace 8.67 Ft x 7.42 Ft

Living room 20.00 Ft x 16.92 Ft

Den 15.17 Ft x 12.58 Ft

Kitchen 15.00 Ft x 12.00 Ft

Dining room 14.00 Ft x 12.00 Ft

Primary Bedroom 15.50 Ft x 14.75 Ft

Other 10.42 Ft x 7.50 Ft

5pc Bathroom 11.67 Ft x 11.67 Ft

Office 12.00 Ft x 10.92 Ft

2pc Bathroom 6.75 Ft x 5.67 Ft

Other 15.58 Ft x 6.08 Ft

Bedroom 12.50 Ft x 11.00 Ft

Bedroom 15.42 Ft x 11.17 Ft

Listing Presented By:



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