

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

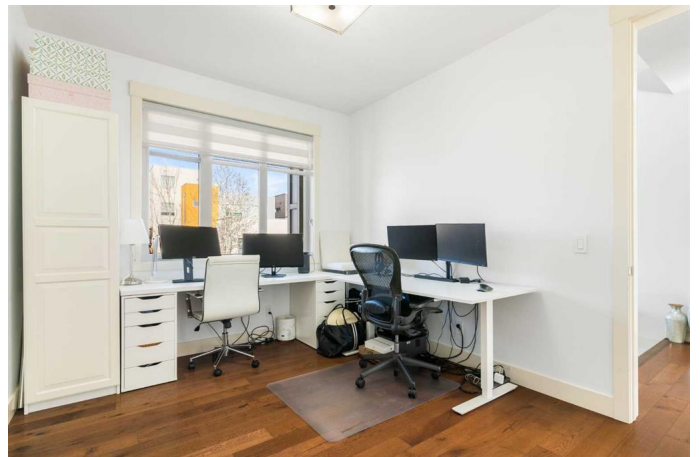
MLS® #A2214363

**\$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, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound  
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 Gas, Living Room, Dining Room, Double Sided, Marble  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Balcony, BBQ gas line, Covered Courtyard, Garden  
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 3  
Zoning R-G

### **Listing Details**

Listing Office Town Residential

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