

# \$1,625,000 - 117 West Grove Point Sw, Calgary

MLS® #A2250237

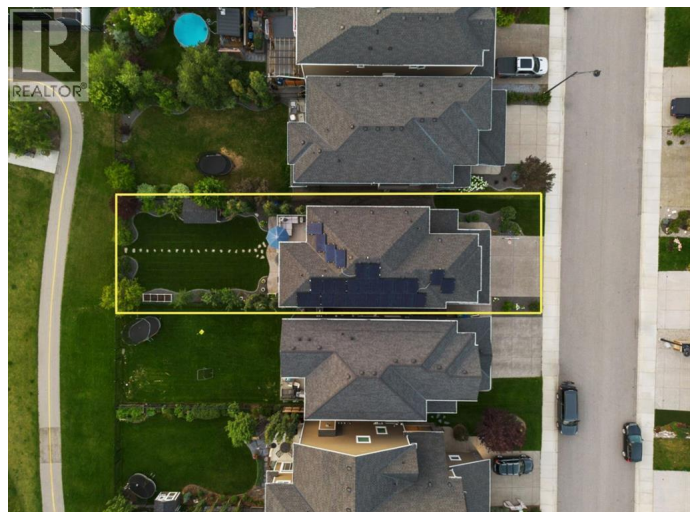
**\$1,625,000**

5 Bedroom, 4.00 Bathroom, 2,815 sqft

Single Family on 0.15 Acres

West Springs, Calgary, Alberta

BACKING ON TO A NATURAL RESERVE | SUNNY WEST YARD | OVERSIZED LOT | WALKOUT BASEMENT | Set on one of the most coveted lots in West Springs, this exceptional family home backs onto the serene West Grove Tree Preserve. With an oversized 6,300 sq ft west-facing yard, you can step out your back gate to winding pathways, picnic spots, expansive green spaces, forests and space for the kid to run and play. Custom built with endless upgrades, the home offers nearly 4,000 sq ft of living space with 5 bedrooms, 3.5 bathrooms, a fully finished walkout basement and the most beautifully landscaped yard. Inside, refined finishes and thoughtful design shine from the main floor office to the 10 ft ceilings, to the vaulted bonus room. The chef's kitchen has all of the details curated with built-in appliances, extended cabinetry, a coffee bar with a beverage fridge and a walk-through pantry with an additional fridge. The dining area overlooks the forest views – every window you look out, you see greenery. Upstairs, the primary suite features a spa-inspired ensuite with separate vanities, a free-standing bathtub and an oversized glass shower. The walk-in closet is fit with built-ins and conveniently offers direct access to the laundry room. Two additional, spacious bedrooms with walk-in closets share a main bathroom. An inviting bonus room completes the upper level with vaulted ceilings. The walkout level adds two more bedrooms, a full



bathroom, additional washer/dryer, a cozy rec space with a fireplace and a full basement bar area fit with a kegrator with two built-in beer taps. Right out the lower patio doors is a hot tub with an outdoor shower and a gas heater. This is the perfect space to relax and enjoy with family and friends. The home is finished with an impeccably landscaped yard, featuring an upper deck, a lower concrete patio, charming storage shed, raised garden boxes, and a private gate opening to the picturesque greenspaces. With air conditioning, irrigation, solar panels, water softener, vacuflo, oversized and heated garage and more, every convenience is included. Walking distance to top-rated schools and minutes to shopping, dining, downtown, and the mountains, this home offers the perfect blend of nature, community, and upscale living. Truly a forever home. (id:6289)

Built in 2016

**Essential Information**

Listing #	A2250237
Price	\$1,625,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,815
Acres	0.15
Year Built	2016
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	117 West Grove Point Sw
Subdivision	West Springs
City	Calgary
Province	Alberta
Postal Code	T3H1V3

## Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Wet bar, No neighbours behind, Closet Organizers, Level, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Wine Fridge, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer/Dryer Stack-Up, Cooktop - Induction
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Composite Siding, Stone
Exterior Features	Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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