

# \$1,248,700 - 12 West Grove Place Sw, Calgary

MLS® #A2215092

**\$1,248,700**

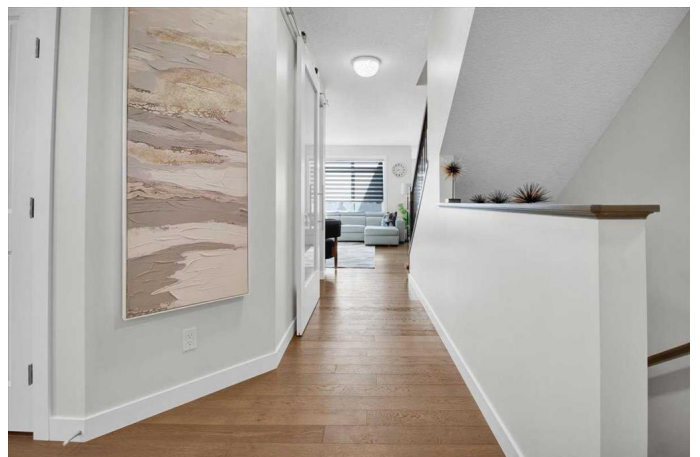
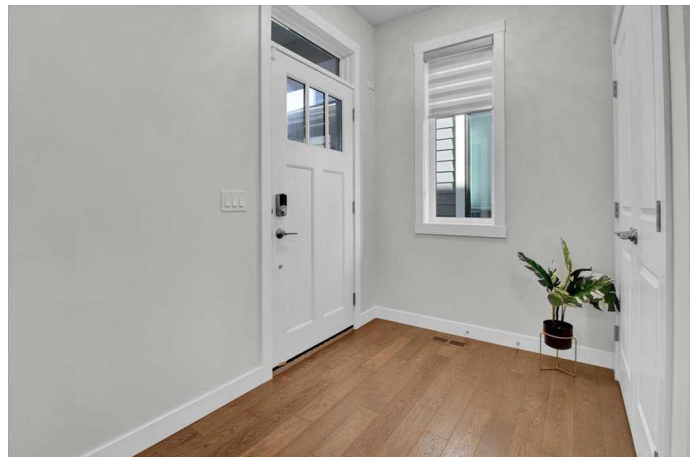
4 Bedroom, 4.00 Bathroom, 2,434 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

Finely crafted to Albi Homesâ€™™

high-standards a few years ago, this 3450 sq ft elegant home in the much-coveted West Springs neighbourhood offers you exquisite living just a few blocks from 85th St SW & Bow Trail near all services including premiere schools (top-rated private ones like Webber Academy, Calgary French School, & Joan of Arc School among them). Its premium location also offers you easy access to shopping, recreation facilities, and to the downtown core via public transport & major thru-fares. You will also be close to Canada Olympic Park facilities (back entrance) as well as the beloved Rocky Mountains just to the west! From the tranquil and family-friendly cul-de-sac, an aggregate-finish driveway & walkway lead to a well-defined foyer towards an open concept living area with hardwood featuring a spacious kitchen with all the upgrades you expect. This expansive kitchen with maple-spice & gainsboro grey full-height cabinetry is a chefâ€™™s delight with built-in appliances including a right-height microwave, chimney hood fan, countertop stove, large fridge, and spacious island. The mudroom with built-ins flows from an over-sized garage to a spacious walk-thru pantry & full SPICE KITCHEN going towards the main kitchen. You will enjoy the grace of the morning sun from your large-windowed dining room off the kitchen and the vast family room. There is also a cosy office on this floor with a window and barn door for functionality & privacy when you need



it. A wrought-iron railing stairway leads up to the bonus room that opens to the secondary bedrooms separated by full laundry room with SINK and shelving, and a massive master bedroom with an ample-sized walk-in closet, and a grand ensuite with two sinks, stand-alone tub, large tiled-shower, and private WC. The fully finished basement has the 4th bedroom, full bathroom, plus cooking facilities added for a nanny suite, or long-term guest suite (not legal suite). The expansive landscaped backyard features a brick patio and a no-maintenance vinyl fence. FYI, this home's superior features include hardie fibre cement siding, TRIPLE pane windows. Enjoy this luxurious home right away. See virtual tour for more details.

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215092    |
| Price          | \$1,248,700 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,434       |
| Acres          | 0.09        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 12 West Grove Place Sw |
| Subdivision | West Springs           |
| City        | Calgary                |
| County      | Calgary                |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3H 1Z4 |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Insulated, Oversized |
| # of Garages   | 2                                                                            |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)        |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                |
| Cooling           | None                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                      |
| Fireplaces        | Family Room, Gas, Mantle                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                         |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                                    |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Cement Fiber Board, Concrete, Manufactured Floor Joist, Silent Floor Joists, Stone, Wood Frame  |
| Foundation        | Poured Concrete                                                                                 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 3             |
| Zoning         | R-G           |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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