

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

MLS® #A2215092

**\$1,248,700**

4 Bedroom, 4.00 Bathroom, 2,434 sqft

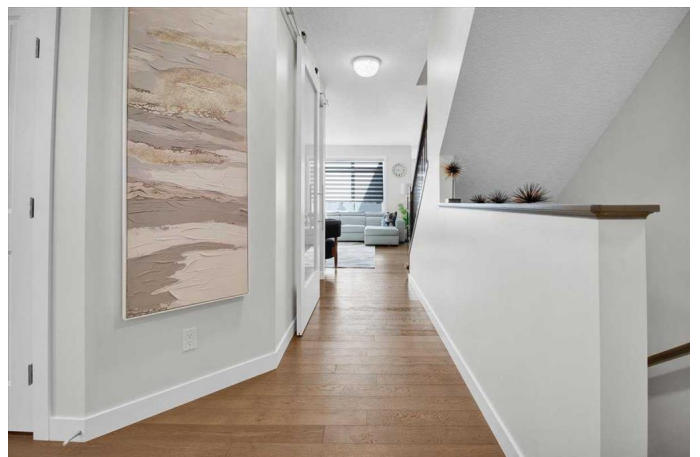
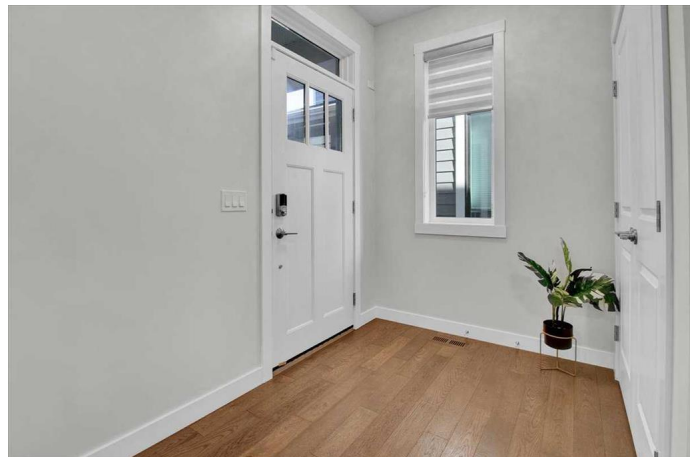
Residential on 0.09 Acres

West Springs, Calgary, Alberta

OPEN HOUSE Saturday 10 May 11.30-2

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	12
Zoning	R-G

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.