

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

MLS® #A2250237

\$1,625,000

5 Bedroom, 4.00 Bathroom, 2,815 sqft
Residential on 0.15 Acres

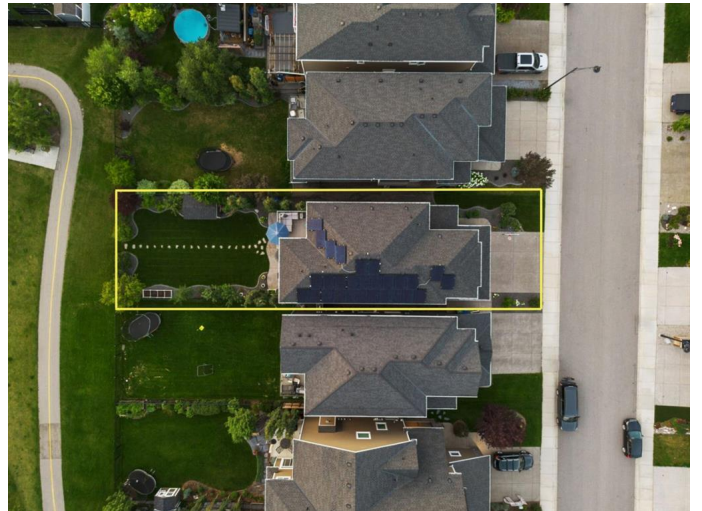
West Springs, Calgary, Alberta

BACKING ON TO A NATURAL RESERVE |
SUNNY WEST YARD | OVERSIZED LOT |
WALKOUT BASEMENT |

Open House Saturday September 20th,
11:30am - 1:30pm. 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 shineâ€”from the main floor
office to the 10 ft ceilings, to the vaulted bonus
room. The chefâ€™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 â€” 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.

Built in 2016

Essential Information

MLS® #	A2250237
Price	\$1,625,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,815
Acres	0.15
Year Built	2016
Type	Residential
Sub-Type	Detached

Style 2 Storey
Status Active

Community Information

Address 117 West Grove Point Sw
Subdivision West Springs
City Calgary
County Calgary
Province Alberta
Postal Code T3H 1V3

Amenities

Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Softener, Window Coverings, Wine Refrigerator, Induction Cooktop
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Electric, Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Treed
Roof Asphalt Shingle
Construction Composite Siding, Stone
Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2025
Days on Market 28
Zoning R-G

Listing Details

Listing Office RE/MAX iRealty Innovations

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