

\$1,549,900 - 71 West Grove Rise Sw, Calgary

MLS® #A2113987

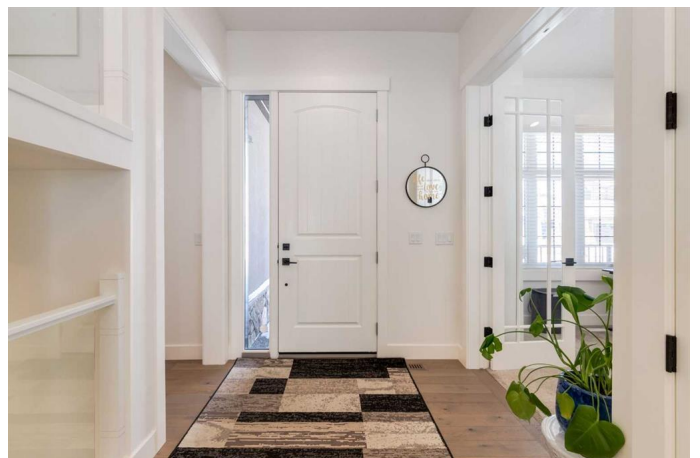
\$1,549,900

5 Bedroom, 6.00 Bathroom, 3,096 sqft

Residential on 0.13 Acres

West Springs, Calgary, Alberta

Welcome to 71 West Grove Rise SW—this stunning contemporary home offers luxurious living in one of Calgary's most coveted communities. This one-of-a-kind property boasts nearly 4300SF of meticulous space with 5 bedrooms (4 large rooms upstairs), bonus room, 5 1/2 baths, 2 offices, 2 laundry rooms and an OVERSIZED triple garage that will comfortably fit your full size truck. Gorgeous light fixtures and wood panelled walls create ambiance, interest and texture. The warm and inviting main level features beautiful hardwood floors throughout, an open staircase and clear glass panels, creating an airy feeling. The open-concept layout seamlessly blends the living, dining, and kitchen areas. To the left of the foyer, french doors open up to an elegant den, perfect to use for a home office or play/media room. The bright gourmet kitchen is equipped with top-of-the-line stainless steel appliances, a custom range hood, sleek cabinetry, quartz countertops, a butler's pantry, ample storage, and a spacious island —perfect for entertaining guests or enjoying casual meals with family. The living room anchors the home, offering a sleek gas fireplace and large windows that flood the room with natural light. The main floor is completed by a large, functional mudroom with custom built-ins. Upstairs, the primary retreat awaits, boasting a serene sanctuary with a VAULTED ceiling with beams and a spa-like ensuite bathroom complete with a soaker tub, steam shower,



double vanities, and His and Her walk-in closets. Across from the primary suite, is a fully functional laundry room including a sink and cupboard space. Three additional generously sized bedrooms, one with an ensuite and a full bathroom, provide plenty of space for family members or guests. The open entertainment/play area at the top of the stairs provides additional space for the family. The lower level is fully finished and has private walk up access from the exterior of the home. There is additional living space, including a recreation room, home gym, and an illegal guest/nanny suite with a stacked washer and dryer and a private bathroom—perfect for accommodating overnight or long-term visitors. Also included in the home, are 2 hot water tanks and A/C. Outdoors, the spacious deck offers the ideal spot for al fresco dining, enjoying morning coffee and watching the kids play in the fenced backyard. Ideally located in West Grove Estates/WestSprings, this home offers easy access to a wealth of amenities, including top-rated schools, shopping centers, restaurants, parks, and recreational facilities.

Built in 2016

Essential Information

MLS® #	A2113987
Price	\$1,549,900
Sold Price	\$1,540,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,096
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

Community Information

Address	71 West Grove Rise Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H0S2

Amenities

Amenities	None
Parking Spaces	6
Parking	Garage Faces Front, Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
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Date Sold	March 19th, 2024
Days on Market	5
Zoning	R-1
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp Realty

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