

\$1,080,000 - 191 West Grove Way Sw, Calgary

MLS® #A2120166

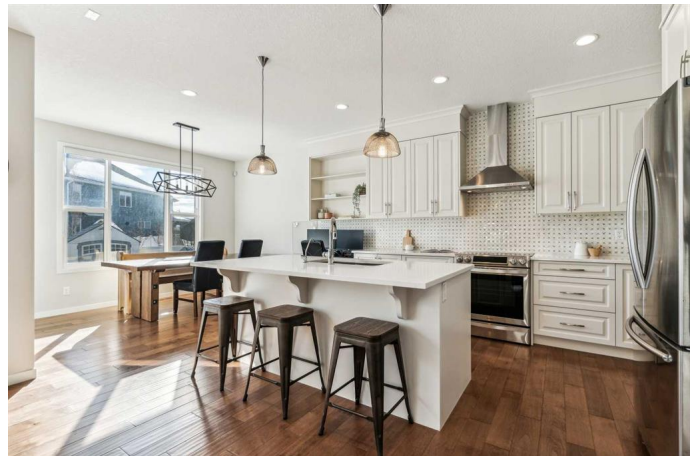
\$1,080,000

4 Bedroom, 3.00 Bathroom, 2,431 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

Welcome to this highly desirable 4 BEDROOM UP home, nestled in the heart of West Springs, a community renowned for its family-friendly atmosphere and convenient amenities. This home is within WALKING DISTANCE TO TWO PARKS, AN OUTDOOR SKATING RINK with a firepit and TWO K-9 SCHOOLS. The neighbours are so friendly and offer a welcoming community where the kids all play and the adults can socialize. Inside you will be delighted with impeccable finishings, a well thought out floorplan with great flow and gorgeous light in the home. Upon entering, you'll be greeted by a spacious foyer, providing ample room for a welcoming bench. The main living area boasts a stunning fireplace wall with open shelving and features an expansive window, flooding the space with natural light. The classic white kitchen, complete with a large island, invites you to feel at home. Equipped with an INDUCTION COOKTOP and DOUBLE OVENS, this kitchen is both stylish and functional. The BUILT-IN DESK area offers a great spot for homework or work tasks while remaining connected to family activities. The adjacent dining room is spacious, while the BUTLER™S PANTRY offers additional counter space, cupboards, and a wine fridge. This WALK-IN PANTRY is truly remarkable, giving you so much space to stay organized. The mudroom off the garage features lockers and a closet, providing a practical transition space. Upstairs, discover four bedrooms and a SPACIOUS BONUS



ROOM, perfect for movie or game nights. The primary bedroom is generously sized and features a stunning 5-piece ensuite bathroom and an expansive walk-in closet. The remaining three bedrooms share a nearby bathroom with a double vanity and a separated bathtub/shower area, ideal for kids. ADDITIONAL FEATURES of this home include AIR CONDITIONING, HOT WATER ON DEMAND and KINETICO WATER FILTRATION in the kitchen. The basement offers the perfect layout for future development with two large, bright windows and rough-ins for a bathroom already completed. Outside, the yard offers plenty of space for enjoyment, including a composite deck, firepit area, and room for a trampoline, as well as grass for kids to play on. This yard is one of the larger ones on the block. Step outside your front door, and within a few steps, you'll find yourself at a park boasting the best outdoor skating rink and playground equipment suitable for children of all ages. Nearby walking paths lead to esteemed schools such as St. Joan of Arc K-9 and West Springs/Ridge K-9. Other TOP RATED SCHOOLS are also close-by including Rundle College, Webber Academy, and the Calgary French International School. West Springs offers the warmth of a family community with easy access to both the mountains and downtown. Local amenities include a choice of grocery stores, acclaimed restaurants, gyms, yoga studios, and doctor's offices—all within close proximity. Come and make this beautiful residence home your family's dream home.

Built in 2017

Essential Information

MLS® #	A2120166
Price	\$1,080,000
Sold Price	\$1,065,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,431
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	191 West Grove Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Z3

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven-Built-In, Range, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 29th, 2024
Days on Market	22
Zoning	R-1s
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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