

\$1,095,000 - 141 West Grove Way Sw, Calgary

MLS® #A2121260

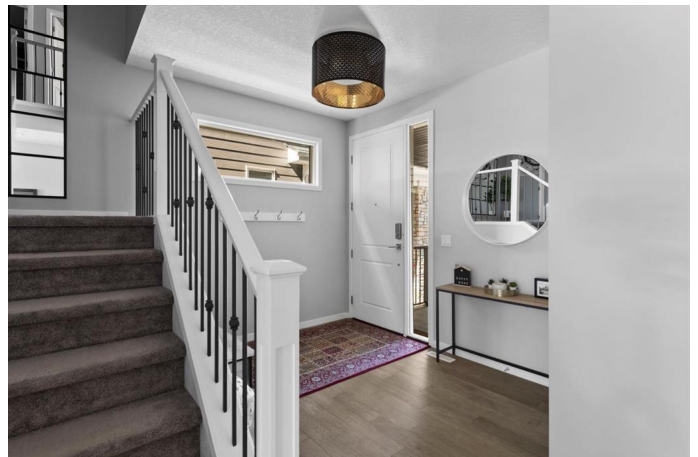
\$1,095,000

4 Bedroom, 4.00 Bathroom, 2,230 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

Located across from a GREENSPACE and playground, this two-story fully finished home is the perfect location to watch your kids skate on the rink or enjoy the park. Walking through the front door, you are greeted with a spacious entrance, neutral colours, engineered HARDWOOD flooring, and nine-foot ceilings (with eight-foot doors). The kitchen contains almost 25 feet of cabinetry featuring a custom-built tower with an appliance garage, a 30-inch French door/dual zone beverage centre, a built-in smart television, soft-close hardware, white oak open shelving, a white oak cladded beam, a gas range, white quartz stone, under-cabinet lighting, a walk-through pantry with cabinetry, and a main floor broom closet. The rest of the main floor includes a living room with a gas fireplace, a half bathroom, mudroom with lockers, and a den/office for working from home. Upstairs, the primary bedroom is bright and open, offering a five-piece ensuite with HEATED tile floors, a fully tiled glass shower and a walk-in closet with built-in shelving. The top floor adds two more good-sized bedrooms, a four-piece bathroom for the kids, a laundry room with custom cabinetry and a sink, and a large bonus room with a vaulted ceiling and floor to ceiling windows that provide a view of the green space and park. Head downstairs to the builder-completed fully finished basement, which contains nearly nine-foot ceilings, a large rec room, wet bar with quartz countertop, a four-piece bathroom, a good-sized bedroom,



and a large storage room with custom shelving. Finally, the sunny SOUTH-facing backyard has been professionally landscaped, including a private deck with a pergola, privacy screen, shade sails, and bbq gas line, a lower patio nestled in the trees, full irrigation system, vinyl fencing, and a gazebo-covered Arctic Spa hot tub (upgraded with their ozone system) with retractable privacy screens. ADDITIONAL FEATURES of this home include Gem Stone lights on the front exterior, a tankless on-demand hot water system (flushed yearly), triple pane glazed windows, a high efficiency furnace with HRV, several parks within walking distance, and fantastic well-established schools. With quick access to the ring road and to the mountains, the vibrant west side offers a wide range of amenities and shopping that are all within close distance.

Built in 2017

Essential Information

MLS® #	A2121260
Price	\$1,095,000
Sold Price	\$1,106,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,230
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	141 West Grove Way Sw
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Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Z3

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Beamed Ceilings, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Range Hood, Tankless Water Heater, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Gazebo, Greenbelt, Landscaped, Level, Underground Sprinklers, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 16th, 2024
Days on Market	5
Zoning	R-1s

HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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