

\$1,399,900 - 170 West Grove Point Sw, Calgary

MLS® #A2153196

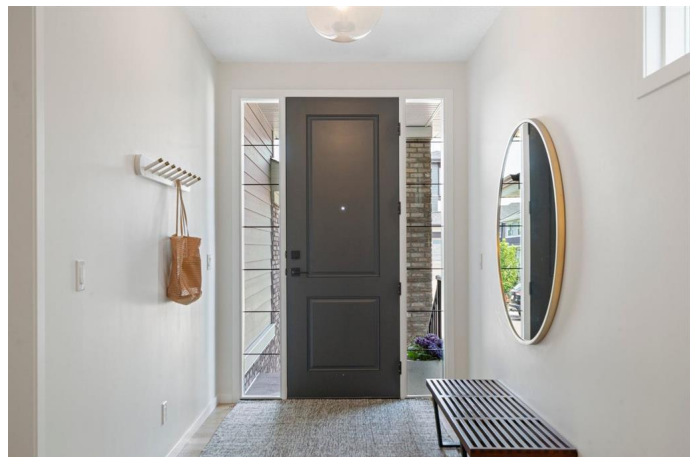
\$1,399,900

6 Bedroom, 4.00 Bathroom, 2,856 sqft

Residential on 0.09 Acres

West Springs, Calgary, Alberta

This is it! Luxurious suburban living in West Springs! 3945+ sq ft FULLY developed home built by Cedarglen 2019. Macleod model - modified & thoughtfully enhanced. 4 beds above grade PLUS bonus room w/closet that could be a 5th bedroom above grade! Plus basement fully finished as well - offering ANOTHER bedroom! FYI - NONE of the primary 4 bedrooms are above the garage?! Your kids will not have to fight for the "best" room! Current owners ensured that EVERY bedrm was the SAME size & no one would hear sound of garage door or experience a different temp in their room! Enjoy upgrades like 9 Ft Ceilings on ALL levels-including basement. Extra wide hallways, extra wide doors, max window allowance, soundproofing in second floor hallways/between bedrooms & surround bathroom & laundry room, basement bedroom walls/ceiling, Home Theatre walls/ceiling/furnace rm wall. SPACIOUS foyer will be the MAIN event for arrivals/departures PLUS a HANDY mudroom right off entrance from two-car, front-attached garage-w/door height of 8 ft! Upgraded white oak Hardwood on main AND 2nd floors. Thoughtful touches like matching wood register vent covers, Hunter Douglas black out blinds & custom drapery family rm/kitchen/primary bedroom. Wired for ceiling mounted WiFi access points on main & second flr. Wired for ethernet in bedrooms, office, bonus room, theatre room, gym. Whole home is Surge Protected at electrical panel. Upgraded Gerber Avalanche



Toilets throughout home. Water softener. The back half of main floor is entirely open, with KITCHEN at centre stage! Features large CUSTOM waterfall island w/honed granite & BLANCO sink. Extended eating bar that seats 4 people + a generous amount of space for people to gather! Corner pantry. UPGRADED Frigidaire Professional appliances - side by side Fridge/Freezer, Wall oven, GAS cooktop. Custom drywall hood vent surround, Custom marble backsplash with NO outlet cutouts in marble! Large EAST-facing windows of dining area/great rm = generous amount of natural light. Transition directly outside - enjoy professionally landscaped LEVEL yard! Decorators composite decking w/custom wrought iron railing & privacy screen. James Hardie siding w/upgraded James Hardie panels/trim. Great room w/Gas Fireplace & mirror insert for fire reflections, w/custom drywall surround. MAIN floor DEN. Head upstairs & enjoy LAUNDRY close to bedrms! High end Kohler faucets/showers ensuite & basement. Upgraded quartz countertops w/Gerber undermount sinks + vanity height increased. HUGE Primary bedrm highlighted by luxurious ensuite. 2 sinks beneath full-width mirror, 42" x 70" WALK IN shower encased in glass. Walk-in closet accessed through ensuite! Basement FULLY developed extending home's commitment to social space. Gym area, media space, ANOTHER bedroom & full bath! Basement w/upgraded carpet underlay = best available quality. Outstanding amenities/services moments away. EASY access to Rockies & Downtown Calgary. Top-notch WEST schools, recreational amenities.

Built in 2019

Essential Information

MLS® #

A2153196

Price	\$1,399,900
Sold Price	\$1,419,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,856
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	170 West Grove Point Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Y7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 27th, 2024
Date Sold	August 7th, 2024
Days on Market	11
Zoning	R-1s
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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