

\$1,449,000 - 18 West Grove Point Sw, Calgary

MLS® #A2159049

\$1,449,000

5 Bedroom, 4.00 Bathroom, 2,956 sqft

Residential on 0.12 Acres

West Springs, Calgary, Alberta

Welcome to your dream home in the heart of West Springs! This impeccable Arts & Crafts residence offers over 4,100 sqft. of meticulously maintained living space, making it the ultimate sanctuary for your family. Nestled on a serene street, this home effortlessly exudes both luxury and comfort from the moment you arrive, with its impressive curb appeal and lush greenspace backdrop, offering an inviting oasis of tranquility. Inside, enjoy 9' ceilings across two levels, 3-panel doors, custom built-ins, and hand-scraped maple hardwood floors. The main floor includes a private home office, perfect for working from home, and seamlessly flows into a large dining space and a cozy living room adorned with a gas-burning fireplace, all overlooking the stunning backyard. The open-concept kitchen, fully renovated in 2021, is a chef's dream and features a stunning large center island with seating, shaker cabinets, and stainless steel appliances, including a 5-burner gas stove with a convenient pot-filler. A walk-through pantry with a newly added coffee bar enhances the kitchen's functionality. The upstairs primary suite is a spacious retreat flooded with natural light from large windows, complete with a walk-in closet featuring custom built-ins and shelving, and a luxurious 5-piece ensuite with in-floor heated tiles, a jetted soaker tub, and a full-height tiled walk-in shower with a rain head. This upper floor also enjoys an airy flex space, perfect to watch movies or to play



boardgames. Two additional spacious bedrooms, a 4-piece bath with double vanities, and a dedicated laundry room with a sink complete this floor. The fully finished basement includes a media room roughed in for home theatre, a recreation/gym room, two additional bedrooms, and another 4-piece bath. Outdoors, the backyard is a retreat with a cozy wood-burning fireplace, lined with beautiful stamped concrete, surrounded by mature trees, and equipped with a sprinkler system, adding to the low-maintenance lifestyle. Enjoy the Astro-turf lawn, giving you more time to relax with a glass of wine on your covered front porch. The backyard's direct access to walking paths makes it easy to enjoy walking your fur baby or peaceful strolls through this beautiful community. Recent updates include a brand-new 2024 high-efficiency furnace, a Navien instant hot water system serviced in 2023, and a water softener. The home also features air conditioning, in-floor heating in the primary ensuite, and Launchport wiring throughout. The 3-car tandem garage provides ample space for vehicles and storage. Located close to top-rated schools, parks, Aspen Landing, Westside Rec Centre, and the 69th Street LRT station, with easy access to both downtown and the mountains via Stoney Trail and Hwy 1, this home is the epitome of luxury, comfort, and convenience. Don't miss your chance to own this exceptional family home in one of Calgary's most sought-after neighborhoods.

Built in 2013

Essential Information

MLS® #	A2159049
Price	\$1,449,000
Sold Price	\$1,439,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,956
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	18 West Grove Point Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0X6

Amenities

Parking Spaces	5
Parking	Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 10th, 2024
Days on Market	19
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.