

\$1,398,000 - 8 West Grove Bay Sw, Calgary

MLS® #A2176005

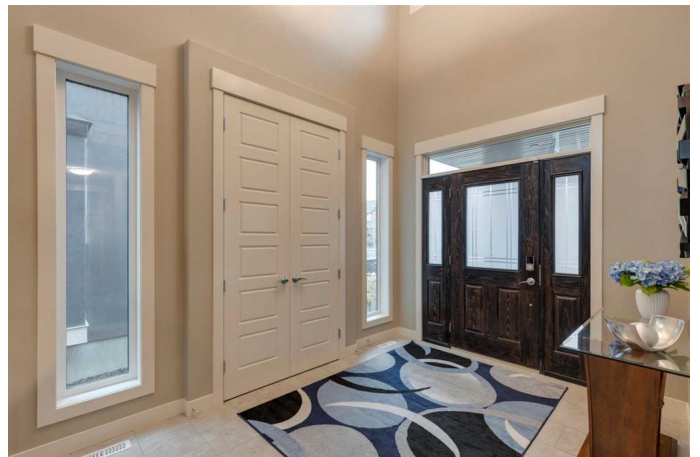
\$1,398,000

4 Bedroom, 4.00 Bathroom, 3,042 sqft

Residential on 0.14 Acres

West Springs, Calgary, Alberta

OPEN HOUSE SUNDAY NOV 3. 12-3PM.
JUST LISTED in WEST SPRINGS! Want to live in an AMAZING COMMUNITY, BACKING GREENSPACE, NO NEIGHBOURS BEHIND, TRIPLE ATTACHED GARAGE, on a QUIET CUL-DE-SAC LOCATION, then this is it! ORIGINAL OWNERS in this fully finished 2 storey situated on a nearly 6000 SF LOT. Walking distance to many great schools & amenities! EXECUTIVE FINISHINGS throughout including HIGH CEILINGS on all 3 levels, 2 STOREY OPEN TO ABOVE ENTRANCE, wide open floor plan, LOADS OF EXPRESSO CEILING HEIGHT KITCHEN CABINETRY, quartz countertops, walk through BUTLER PANTRY with sink and beverage fridge, massive island, BUILT-IN MIELE OVEN & MICROWAVE, 5 BURNER MIELE GAS STOVETOP, ENGINEERED HARDWOOD FLOORING, formal dining room, PRIVATE MAIN FLOOR OFFICE, gas fireplace, huge mudroom with lockers, & maintenance free deck to an amazing backyard! GORGEOUS CURVED OPEN RISE STAIRCASE with ROD IRON SPINDLE RAILING leads to the upper level with VAULTED CEILING BONUS ROOM at the back of the home overlooking the TREED GREENSPACE, 3 large bedrooms including the king sized primary, beautiful 5 PCE ensuite with separate OVERSIZED TILED SHOWER, HIS & HERS WALK-IN CLOSETS, IN-FLOOR HEATING, 5 PCE spare bathroom, laundry area with sink and cabinets. The lower level is beautifully finished



with HIGH 9'™ CEILINGS, large recreation room, SIT UP WET BAR with beverage fridge, 4th bedroom, 4 PCE bathroom, and large mechanical room for plenty of storage. The TRIPLE ATTACHED GARAGE is large enough to fit a full sized truck! So many extras in this home - TRIPLE PANE WINDOWS, 8'™ interior doors, knockdown ceilings, pot lights, ceiling speakers, 200 AMP electrical panel, Hunter Douglas window coverings, under cabinet lightening, landscaped beautifully, the list goes on and on! \$1,398,000. Book your showing today as this property shows 10/10, is priced to sell and will not last long!

Built in 2013

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2176005 |
| Price | \$1,398,000 |
| Sold Price | \$1,520,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,042 |
| Acres | 0.14 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Sold |

Community Information

| | |
|-------------|---------------------|
| Address | 8 West Grove Bay Sw |
| Subdivision | West Springs |
| City | Calgary |
| County | Calgary |
| Province | Alberta |

Postal Code T3H 0X6

Amenities

Amenities Park, Playground

Parking Spaces 6

Parking Aggregate, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven

Heating In Floor, Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Lighting, Private Yard

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Many Trees, Private, Views, No Neighbours Behind

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 30th, 2024

Date Sold November 4th, 2024

Days on Market 5

Zoning R-G

HOA Fees 200.00

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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