

\$1,395,000 - 79 West Grove Rise Sw, Calgary

MLS® #A2177745

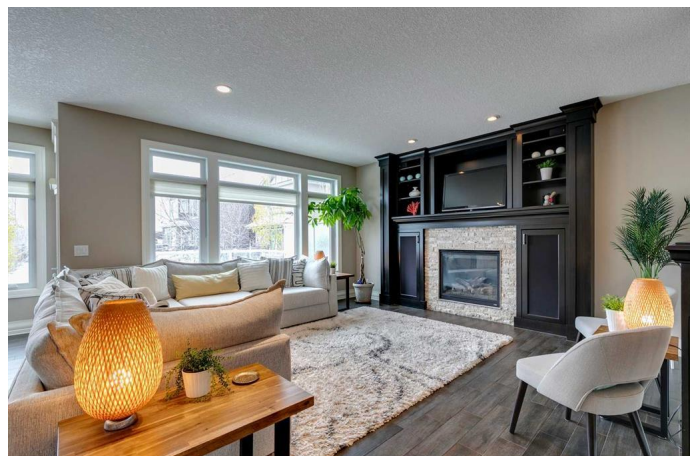
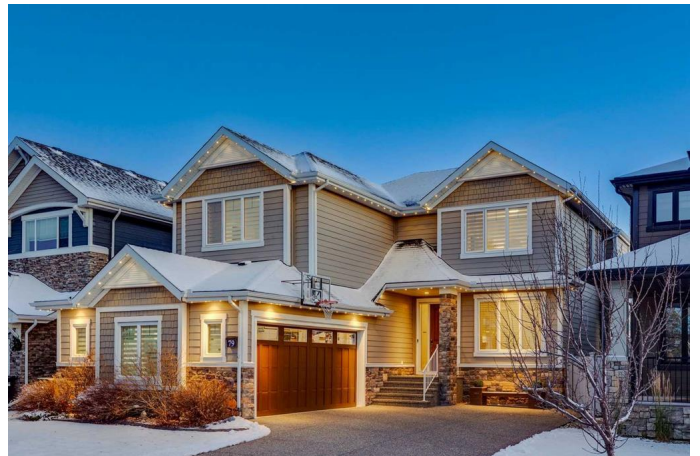
\$1,395,000

5 Bedroom, 4.00 Bathroom, 3,023 sqft

Residential on 0.13 Acres

West Springs, Calgary, Alberta

Discover the perfect blend of space and comfort in this expansive family home, featuring five generous bedrooms on the upper level – ideal for accommodating a growing family in style and ease. With ample room for everyone, this meticulously maintained home sits on a peaceful cul-de-sac. The main floor offers a convenient office, and an open-concept layout connecting the kitchen, dining area, and living room. The kitchen is equipped with granite countertops, stainless steel appliances, and a huge walk-through pantry that provides plenty of room for all your pantry essentials and Costco goodies. The dining area is filled with natural light and can accommodate a large table, while the living room features south facing windows overlooking the south facing backyard and a gas fireplace surrounded with built-in display cabinets. A mudroom with lots of storage provides easy access to the double attached garage. Upstairs, a useful loft area offers a spot for homework or as a peaceful reading lounge. The inviting primary suite includes a bedroom with a vaulted ceiling, and an ensuite with dual vanities, a soaking tub, a shower, in-floor heat and a walk-in closet, plus access to the laundry room. Four additional generous bedrooms and a Jack and Jill bathroom with double vanities complete the upstairs. The lower level offers a versatile family room and recreation area, along with two additional bedrooms currently used as an office and home gym. A full bathroom



completes this area, making it ideal for teenagers, guests, or flexible living. Outside, the backyard offers a deck for summer barbecues and a grassy area for kids to play or build snowmen in the winter. Additional features include exterior Gem Stone lighting, a newly installed furnace, and air conditioning upstairs for year-round comfort. Situated in the highly sought-after West Springs community, this home offers convenient access to a playground just down the lane, a green belt across the street, and nearby schools. Plus, the Rocky Mountains are only a short drive away, providing endless opportunities for year-round outdoor adventures.

Built in 2013

Essential Information

MLS® #	A2177745
Price	\$1,395,000
Sold Price	\$1,350,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,023
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	79 West Grove Rise Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 0S2

Amenities

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Off Street, Oversized, Driveway

Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Gas Stove

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Cul-De-Sac, Rectangular Lot

Roof Asphalt

Construction Cement Fiber Board, Stone

Foundation Poured Concrete

Additional Information

Date Listed November 6th, 2024

Date Sold November 25th, 2024

Days on Market 17

Zoning R-G

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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