\$1,248,700 - 12 West Grove Place Sw, Calgary

MLS® #A2215092

\$1,248,700

4 Bedroom, 4.00 Bathroom, 2,434 sqft Residential on 0.09 Acres

West Springs, Calgary, Alberta

OPEN HOUSE SUNDAY (04 May) 12 to 2. Finely crafted to Albi Homes' high-standards a few years ago, this 3450 sq ft elegant home in the much-coveted West Springs neighbourhood offers you exquisite living just a few blocks from 85th St SW & Bow Trail near all services including premiere schools (top-rated private ones like Webber Academy, Calgary French School, & Joan of Arc School among them). Its premium location also offers you easy access to shopping, recreation facilities, and to the downtown core via public transport & major thru-fares. You will also be close to Canada Olympic Park facilities (back entrance) as well as the beloved Rocky Mountains just to the west! From the tranquil and family-friendly cul-de-sac, an aggregate-finish driveway & walkway lead to a well-defined foyer towards an open concept living area with hardwood featuring a spacious kitchen with all the upgrades you expect. This expansive kitchen with maple-spice & gainsboro grey full-height cabinetry is a chef's delight with built-in appliances including a right-height microwave, chimney hood fan, countertop stove, large fridge, and spacious island. The mudroom with built-ins flows from an over-sized garage to a spacious walk-thru pantry & full SPICE KITCHEN going towards the main kitchen. You will enjoy the grace of the morning sun from your large-windowed dining room off the kitchen and the vast family room. There is also a cosy office on this floor with a window and barn







door for functionality & privacy when you need it. A wrought-iron railing stairway leads up to the bonus room that opens to the secondary bedrooms separated by full laundry room with SINK and shelving, and a massive master bedroom with an ample-sized walk-in closet, and a grand ensuite with two sinks, stand-alone tub, large tiled-shower, and private WC. The fully finished basement has the 4th bedroom, full bathroom, plus cooking facilities added for a nanny suite, or long-term guest suite (not legal suite). The expansive landscaped backyard features a brick patio and a no-maintenance vinyl fence. FYI, this home's superior features include hardie fibre cement siding, TRIPLE pane windows. Enjoy this luxurious home right away. See virtual tour for more details.

Built in 2017

Essential Information

MLS® # A2215092 Price \$1,248,700

Bedrooms 4

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,434

Acres 0.09

Year Built 2017

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 12 West Grove Place Sw

Subdivision West Springs

City Calgary

County Calgary
Province Alberta
Postal Code T3H 1Z4

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Front Drive, Insulated,

Oversized

of Garages 2

Interior

Interior Features Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No.

Animal Home, No Smoking Home, Open Floorplan, Pantry, See

Remarks, Vinyl Windows, Walk-In Closet(s), Dry Bar

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Electric Stove,

Garage Control(s), Humidifier, Microwave, Microwave Hood Fan,

Refrigerator, Washer, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Mantle, Family Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Rain Gutters

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low

Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Stone, Wood Frame, Cement Fiber Board, Manufactured

Floor Joist, Silent Floor Joists

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025

Days on Market 1

Zoning R-G

Listing Details

Listing Office RE/MAX Real Estate (Central)

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