

# \$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 Saturday 17 May 11.30-2.

Finely crafted to Albi Homesâ€™™

high-standards a few years ago, this 3450 sq ft

4-bedroom elegant home on a serene

cul-de-sac offers you an exquisite lifestyle in

the much-coveted West Springs

neighbourhood near all amenities and services

you expect. Its premium location in the

Westhills is close to shopping, recreation

facilities, as well as fast access to the

downtown core via public transport & major

thru-fares, including Bow Trail. Plus, this

exquisite property is near Canada Olympic  
Park facilities (south entrance) as well as an

expeditious drive to the beloved Rocky  
Mountains just to the west! Further, this

beautiful home is also near Calgaryâ€™™s most  
prestigious schools (top-rated private ones like

Webber Academy, Calgary French School, &

Joan of Arc School among them). Sitting in a

tranquil family-friendly location, an

aggregate-finish driveway & wide walkway

lead to a well-defined 9-ft high foyer towards

an open concept living area -- with hardwood

floor & textured ceiling -- featuring a spacious

kitchen highlighted by all the upgrades. This

expansive kitchen with maple-spice &

gainsboro grey full-height cabinetry is a

chefâ€™™s delight with built-in appliances

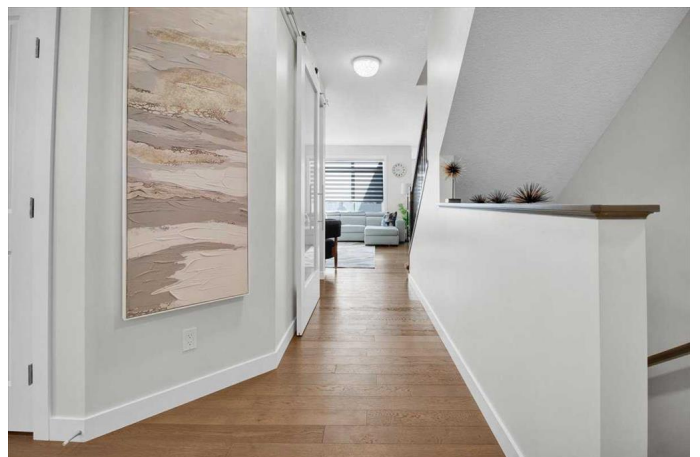
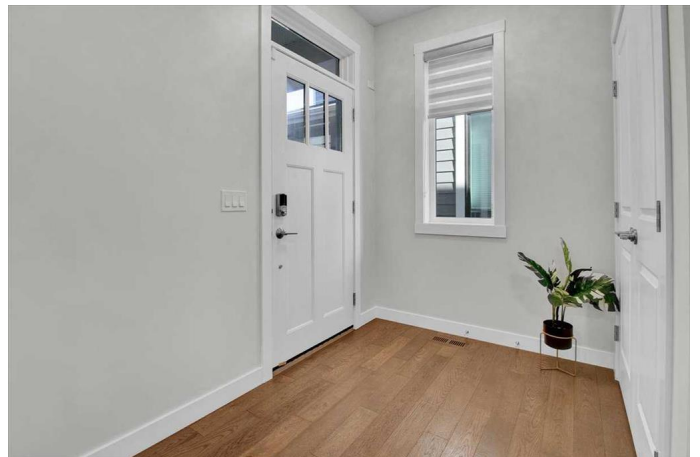
including a right-height microwave, chimney

hood fan, countertop stove, large fridge, and

spacious island. The mudroom with built-ins

flows from an oversized garage to a spacious

walk-thru pantry & full SPICE KITCHEN



towards the grand kitchen. And, you will enjoy the grace of the morning sun from your large-windowed dining room off the kitchen as well as 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 that are separated by full laundry room with SINK & shelving, and the massive master bedroom has an ample-sized walk-in closet, and an opulent ensuite with two sinks, stand-alone tub, large tiled-shower, plus private WC. The fully finished basement has the 4th bedroom, full bathroom, and wide open entertainment area with cabinetry, fridge, and microwave oven. 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 and 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, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s)
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	Family Room, Gas, Mantle
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	Cement Fiber Board, Concrete, Silent Floor Joists, Stone, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	20

Zoning

R-G

## **Listing Details**

Listing Office

RE/MAX Real Estate (Central)

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