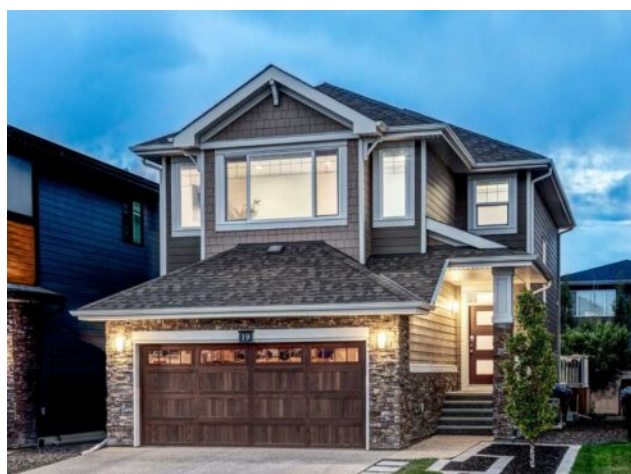


19 WEST GROVE Place SW
Calgary, Alberta

MLS # A2232441



\$1,199,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,293 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: TV Mounts x2, All Shelving in Garage, Murphy Bed, Outdoor Ice Rink Kit

WELCOME to this IMMACULATE 2 Storey HOME Nestled in a QUIET, Family-Friendly CUL-DE-SAC in the Community of WEST SPRINGS, offering 3,137.81 Sq Ft of DEVELOPED Living Space, with 6 Bedrooms, 4 Bathrooms, + ATTACHED DOUBLE GARAGE on a 3,950.36 Sq Ft LOT!! This property seamlessly blends COMFORT, FUNCTIONALITY, and TIMELESS CRAFTSMANSHIP. You're INVITED IN by the CHARMING Front Porch and EXCEPTIONAL Curb Appeal. Inside, you'll find 9' Ceilings, Fresh Paint and NEUTRAL Tones throughout, and LARGE Windows that flood the home with NATURAL LIGHT. Just off the Foyer, a convenient CUSTOM-BUILT Mudroom with 4 BUILT-IN Lockers for organizing all the kids' gear. A main-floor Bedroom with a Murphy Bed and an attached 3 pc EN-SUITE Bathroom makes an IDEAL space for guests or multi-generational living, or a SEAMLESS Work-From-Home lifestyle. The OPEN-CONCEPT Floor Plan features a SPACIOUS Living Room, anchored by a COZY Electric Fireplace-perfect for ENTERTAINING or unwinding after a long day. The expanded Dining Area easily accommodates family and friends, with patio doors opening to the backyard, EXTENDING your living space. The SLEEK Kitchen boasts WHITE Floor-to-Ceiling Cabinetry, QUARTZ Countertops including an Island with Breakfast Bar, SS Appliances (Electric Stove/Oven, Fridge, Dishwasher, Range Hood), a Tiled Backsplash, and a Large Pantry. Upstairs, a Bright and Airy Bonus Room with Sound-Dampening walls + a Pocket door offers a versatile space for movie or game nights, a large office, study sessions, family time, OR transform it into a potential 7th bedroom. You'll also find 2 GENEROUSLY-sized Bedrooms, one enhanced with a CUSTOM BUILT-IN Bookshelf, share a well-appointed 4 pc Bathroom, and a Convenient Laundry

Room. The EXPANSIVE Primary Bedroom is a PEACEFUL SANCTUARY, complete with a Spa-Inspired 5 pc EN-SUITE featuring raised Dual Sinks, a Soaker Tub, and a Tiled WALK-IN Shower with Dual Raincan Shower heads. A HUGE WALK-IN Closet ensures easy organization and EXTRA STORAGE. The Fully Finished Basement by the Builder adds incredible versatility and additional living space for the whole family to enjoy. Whether you're watching movies, setting up a play area, or hosting overnight guests, this level offers comfort and function. It includes a Spacious Family Room, 2 MORE Bedrooms, a 4 pc Bathroom, Storage, and a Utility Room. The WEST-FACING Landscaped Backyard features an LG DECK with a BBQ Gas Line, and plenty of space for seasonal fun whether it's building an outdoor ice rink, setting up a soccer game, or hosting summer gatherings. Located in a VIBRANT COMMUNITY with Parks, Playgrounds, Walking Paths, and QUICK ACCESS to downtown and major routes like Stoney Trail and the Transit System. The Mountains are also just a short drive away!! Enjoy Community Events, Activities, and all the amenities that West Springs has to offer, such as many of Calgary's top-rated public, private, and Catholic schools. BOOK your showing to experience this BEAUTIFUL HOME for yourself!!