

# \$1,325,000 - 229 West Grove Way Sw, Calgary

MLS® #A2208675

**\$1,325,000**

4 Bedroom, 4.00 Bathroom, 2,500 sqft  
Residential on 0.09 Acres

West Springs, Calgary, Alberta

Welcome to your dream home in the prestigious West Springs community, nestled within The Rise! This highly upgraded, nearly 2,500-square-foot masterpiece offers luxury and functionality above grade, complemented by a fully developed basement perfect for growing families or entertaining. Step inside to an open-concept main level bathed in natural light from south-facing windows, showcasing hardwood floors throughout and a seamless flow between the spacious living room, dining area, and gourmet kitchen. The living room features a cozy gas fireplace, while the kitchen is a chef's delight with quartz countertops, an oversized island perfect for gatherings, and high-end stainless steel appliances—including a gas range, built-in wall oven, and microwave—plus ample cabinetry. Just beyond, the zero-scape backyard beckons with a good sized deck, pergola, turf, maturing privacy trees, and irrigation in both the front and back yards, creating a low-maintenance oasis. Upstairs, you'll find three generously sized bedrooms, including a breathtaking primary suite that redefines luxury. The primary boasts a massive walk-in closet and a glorious six-piece ensuite with a freestanding tub, separate double shower, dual vanities, and heated floors for ultimate comfort. Two additional well-appointed bedrooms, a four-piece bathroom, and a spacious laundry room complete the upper level, offering practicality and style. The fully developed



basement is an entertainer's dream, featuring a huge recreation room, gym area, fourth bedroom, four-piece bathroom, and large window wells that flood the space with light. This home is equipped with modern conveniences throughout, including central air conditioning, a central vacuum system with attachments, a water softener, a Nest thermostat, and a heated double attached garage. Located on a quiet street just steps from a playground, this property offers the perfect blend of tranquility and family-friendly living in one of West Springs's most desirable enclaves. Don't miss your chance to own this exceptional residence where every detail has been thoughtfully designed for comfort, elegance, and lasting value.

Built in 2017

### Essential Information

MLS® #	A2208675
Price	\$1,325,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,500
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	229 West Grove Way Sw
Subdivision	West Springs
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 1Z4

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office            Real Estate Professionals Inc.

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