



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

186 West Grove Point SW
Calgary, Alberta

MLS # A2260750



\$1,250,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,201 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Play Structure in back

OPEN HOUSE OCT 11, 1 - 3 pm! Step into this luxurious offering in amazing West Springs! Close to trails and parks, and with a secluded, private backyard, this Cedarglen built home is a unique home that won't last long. Quartz countertops throughout, extended windows, central air conditioning, luxury vinyl plank flooring & hardieboard exterior are some key features. Walking into the home through the front door the living room/dining room combination has gorgeous views of the secluded backyard with massive extended height windows that brighten up the home. The kitchen has an island, stainless steel appliances, built-in microwave and gas stove, making it a chef's dream! There is a walk through pantry off the kitchen and a patio door to the deck. Coming in from the garage you can take your boots off in the spacious mud room. Going upstairs you'll find the primary bedroom on the left, overlooking the neighbouring acreage, with a well appointed 5 piece ensuite. The laundry room is conveniently located on the top floor. The large bonus room is a great place for a family hangout with a view to the north west. The basement is fully finished with a bedroom and 4 piece bathroom, and the large windows allow in lots of light. The back yard has artificial turf, and the front yard is done with rock, so the maintenance is a breeze. The exterior is finished with hardieboard, which is extremely resilient. The back deck has natural gas for your summer barbeques. The secluded private backyard is the most attractive feature of this property!