



**GRASSROOTS**  
REALTY GROUP

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**226 West Grove Point SW**  
**Calgary, Alberta**

**MLS # A2266460**



**\$1,195,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,346 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water		
<b>Inclusions:</b>	N/A		

Welcome to 226 West Grove Point SW—a modern estate home where elegance meets comfort. Built in 2017 in the heart of West Springs, this impressive 5-bedroom, 3.5-bath residence spans 3,242 sq. ft. of meticulously upgraded living space. Step inside to discover open, high-ceiling living and formal dining areas designed for both grand entertaining and everyday comfort. The bright, inviting main floor centers around a cozy gas fireplace in the family room, setting the perfect scene for gatherings. Culinary enthusiasts will appreciate the chef’s kitchen, complete with an oversized quartz island, high-end gas range, large built-in fridge, and upgraded cabinetry—ideal for meal prep and even a casual breakfast nook. Retreat upstairs to the luxurious master suite, featuring with an oversized shower and a walk-in closet. Three additional spacious bedrooms, boasting large walk-in closets, provide ample room for family and guests. The walk-up finished basement is thoughtfully designed to suit your lifestyle, offering a cozy entertainment area perfect for movie nights, an extra bathroom, and a guest bedroom. Outside, the south-facing backyard shines with natural light. A deck and patio create an ideal setting for summer barbecues, alfresco dining, or simply relaxing with family. Located just minutes from top-rated schools, Downtown, and the University of Calgary, as well as vibrant dining, parks, and walking trails, this home isn’t just a place to live—it’s a lifestyle. Begin your next chapter at 226 West Grove Point SW. Book your showing today!