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226 West Grove Point SW Calgary, Alberta

MLS # A2266460



\$1,195,000

Division:	West Springs			
Type:	Residential/House			
Style:	2 Storey			
Size:	2,346 sq.ft.	Age:	2017 (8 yrs old)	
Beds:	5	Baths:	3 full / 1 half	
Garage:	Double Garage Attached			
Lot Size:	0.01 Acre			
Lot Feat:	Rectangular Lo	t		

Water: **Heating:** High Efficiency, Natural Gas Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Separate/Exterior Entry, Walk-Up To Grade Exterior: Zoning: Composite Siding, Stone, Wood Frame R-G Foundation: **Poured Concrete Utilities:**

Features: 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

Inclusions: 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!