



GRASSROOTS
REALTY GROUP

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186 West Grove Point SW
Calgary, Alberta

MLS # A2278852



\$1,150,000

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|------------------|---|---------------|------------------|
| Division: | West Springs | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,189 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Pie Shaped L | | |

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|--------------------|-----------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |

Features: High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: IKEA Shelf and 2 Storage Shelves in the bonus room, Play Structure, Electric Fireplace, Irrigation System

Open House: Sat, Jan 17, 2026 at 2-4 pm | **ELEVATE YOUR EVERYDAY IN VIBRANT WEST SPRINGS!** | This immaculate, sun-drenched Cedarglen home truly stands apart from the crowd. With 2864 sf of contemporary living space, massive windows, 9-foot ceilings, and warm neutral tones, this home feels private and inviting. The bright and airy great room is ideal for everyday living or entertaining the friends and family. You will love the stylish kitchen with 2-tone cabinetry, subway tile, quartz countertops, large central island and stainless steel appliances including a gas stove. The convenient walk-through pantry leading into the mudroom is a thoughtful touch for families, making grocery runs and after-school transitions a breeze. Upstairs, you'll discover a gorgeous vaulted bonus room, perfect for cozy movie nights and kids' play. The upper level also includes two additional bedrooms, a laundry area, and a bathroom with dual vanities. The sun-filled primary suite is a true retreat, overlooking the beautifully treed backyard. Enjoy the spa-like ensuite and generous walk-in closet, ensuring you have everything you need at the end of your busy days. The fully finished basement offers a bright recreation room, a fourth bedroom, and third full bathroom—ideal for guests, teens, or a comfortable work or hobby space. Outside, the deck and lower patio are nestled among no less than 12 trees, providing increased privacy each summer. The professionally installed "Turf" ensures minimal maintenance and with a play structure already in place, it's ready-made for your summer fun! You'll also appreciate the high-efficiency mechanicals, including hot water on demand, central A/C, and garden irrigation for both the front and back yards. Located in the heart of this vibrant community with top notch (public and private) schools, incredible amenities and a

plethora of recreation opportunities, 186 WEST GROVE POINT is all about creating lasting memories in a warm, beautiful setting. Come see for yourself what makes this home so special!