



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

MLS # A2283502



\$1,198,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,346 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

This Cedarglen home, just 7 years young, presents a sophisticated, contemporary design, clean and crisp throughout. Featuring a bright, open plan, 9 foot ceilings and 8 foot doors across all three levels, wide plank hardwoods, quartz countertops and an urban vibe throughout – SHARP! This two storey home, just seven years young SHOWS LIKE NEW, offering 3218 sq ft of living space over three levels, 3+1 beds PLUS a Bonus Room up, 3.5 baths and a fully developed lower level! Your family will love this space. This is a premier address, West Grove estates, a lightly travelled crescent in highly desirable West Springs.... a wonderful tot park steps away, great schools, shopping and services within walking distance of your new home! On arrival you will be struck by the exposed aggregate drive and walkway, and acrylic stucco – NICE! Entering you will love the 9’ ceilings (on all 3 levels!), wide plank hardwoods and the BRIGHT, OPEN PLAN, with its western exposure and wall of windows across the back The main floor centers around the Great Room in back, a broad open space with a large family room, generous dining space and a striking kitchen. The kitchen features an abundance of counter space, a center island breakfast bar, S/S appliances including a gas cooktop and wall oven, a SPACE for ENTERTAINING… leading directly to your rear composite deck which spans the entire back of the house – NICE! Leading upstairs you will find a large Bonus Room and three beds. The primary retreat is generous in size and features a 5pc en suite complete with quartz countertops, a soaker tub, free-standing seamless glass shower and a large walk-in closet with built-ins. The two additional beds up are also generous in size and share a full 5 pc bath. The lower level has been professionally developed and offers a broad open

rec room which will easily accommodate a media space and/or fitness space as you choose, plus a guest bedroom and full bath.