



**4712 Grove Hill Road SW  
Calgary, Alberta**

**MLS # A2293617**



**\$1,249,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,909 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low M		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

**\*\*OPEN HOUSE FRI APR 10 & SAT APR 11 at 11AM-2PM\*\*** Located in the heart of Glendale, this exceptional home blends refined design with quality craftsmanship, offering a timeless yet modern aesthetic. Freshly painted and filled with natural light, the open-concept layout is enhanced by rich hardwood flooring and expansive windows that create an effortless sense of space and warmth. The kitchen is beautifully appointed with custom cabinetry, granite countertops, a statement island, designed to be both functional and striking. It flows seamlessly into the dining area and inviting great room, where a natural gas fireplace creates a warm and sophisticated focal point. The primary suite is a true retreat, featuring a sitting area, oversized windows, walk-in closet and a luxurious spa-inspired ensuite. A spacious second bedroom offers its own private 3-piece ensuite, while the third bedroom is ideally positioned next to a well-appointed 4-piece bath. The fully developed walkout basement is thoughtfully designed to maximize both function and lifestyle, featuring a fourth bedroom, a bright flex space ideal for a home gym with a wet bar, a spacious recreation room, laundry and storage room and a well-organized mudroom. Additional upgrades include solar panels for improved efficiency and an oversized double attached heated garage. Outdoors, the professionally landscaped yard offers a private, tranquil setting with mature trees, a stamped concrete patio, and a serene pond—an ideal backdrop for relaxing or entertaining.