



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

MLS # A2299224



\$1,219,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,335 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s),	Water:	Air, Hot Water, Humidity Control, Natural Gas
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Sump Pump(s), Vinyl Windows, Wired for Data, Wired for Sound		
Inclusions:	N/A		

Nestled on a quiet street in one of Calgary's most sought-after communities, this exceptional estate home blends luxurious living with family-friendly functionality. Located in West Spring, This is a premier address, West Grove estates, This "South back yard lot" Warm sunlight home very day with a good sized deck, Entering you will love the "ceilings (on all 3 levels!), triple-layered insulated glass, gorgeous 2-storey home impressive 5 bedrooms, 4 bath home offers exceptional design and functionality. This two storey home no pets no smoke, measures 2335 sq. ft. above grade, with another 760 sq. ft. developed down.... 3095 sq. ft. of living space over three levels! a lightly travelled crescent in highly desirable West Springs.... 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, Arts lighting package and acrylic stucco – NICE! oak hardwoods and the BRIGHT, OPEN PLAN. generous dining space and a striking kitchen. The kitchen features an abundance of counter space, a large center island breakfast bar, S/S appliances including cooktop and wall oven, TLeading upstairs you will find a large Bonus Room (4th bed rooms with door)and other three beds room . 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 4pc bath. The lower level has been professionally developed open rec room which will easily accommodate a media space and/or fitness space as you choose, please a guest bedroom and full bath. large storeg room on basement . also new grass and new landscape \$12000 done last summer !Located near top public and private

schools—including Rundle College, Webber Academy, Calgary Academy, and the newly approved Alberta Top List School :St. Joan CF ARC School K-9 West Spring School K-4 and West ridge School 5-9—and Ernest Manning Hight School ,within minutes of West 85 shopping center , Westside Rec Centre, the 69 Street LRT station, and major commuter routes, this home offers a rare combination of convenience, quality craftsmanship, and quiet sophistication in a well-regarded West Calgary neighborhoods. this residence offers a truly unique opportunity to own a forever home in one of Calgary’s premier communities. " this home still under Alberta new home warranty 10 years Structural ,expiry date March 26 2028