



**16 West Grove Link SW  
Calgary, Alberta**

**MLS # A2302561**



**\$1,250,000**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,202 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 16 West Grove Link, ideally situated in the heart of West Springs. This exceptional CedarGlen-built executive home offers the perfect blend of luxury, functionality, and location—just minutes from top-rated schools like Rundle College, Webber Academy, Calgary Academy & Ernest Manning High School & a newly approved Catholic High School plus many others. This amenities rich area offers great shopping, dining & cafes on 85 street, West Side Rec centre is close by and quick bus access to the 69 street LRT station for a quick commute downtown. Boasting 2,195 sq. ft. of thoughtfully designed living space with 7 bedrooms & 4 full bathrooms. The open-concept main floor features a welcoming entryway with direct access to the garage. The beautifully appointed kitchen is both stylish and functional, complete with a gas cooktop, built-in wall oven and microwave, quartz countertops, a large central island, and a spacious pantry. Also on the main level is a convenient bedroom with its own ensuite, featuring a sleek stand-up shower—ideal for guests or a home office. Upstairs, you’ll find four generously sized bedrooms, including a stunning primary retreat with a bright and spacious ensuite. This level also offers a versatile bonus room, a full bathroom, and a dedicated laundry room for added convenience. The fully developed lower level features a legal suite with all city permits in place—perfect as a mortgage helper or private space for extended family. This suite includes two sizeable bedrooms, a kitchen, a large family room, and laundry hookups in the furnace room. There is also the option to reconnect the basement to the main home, offering flexibility to suit your needs. This meticulously maintained home truly has it all—style, space, and versatility in one of Calgary’s most desirable communities. This is a must view home

that surely wont last long on the market. Book your showing today!