



**GRASSROOTS**  
REALTY GROUP

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**18 West Grove Mews SW**  
**Calgary, Alberta**

**MLS # A2206366**



**\$1,199,999**

<b>Division:</b>	West Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,301 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Quartz Counters, Soaking Tub		

**Inclusions:** Garage Control

Openhouse September 7, 1-3:30 p.m. Premiere Video Tour available. Nestled in one of Calgary's most coveted communities, this stunning, fully finished detached 2-storey home offers over 2,900 sq ft of thoughtfully designed living space. Located on a quiet cul-de-sac, it features a double attached garage and an additional 2-car driveway, complemented by exceptional curb appeal—from the inviting covered front porch to the refined interior layout with a vinyl deck and concrete patio. Step into the elegant foyer and flow into the expansive great room, anchored by a gas fireplace with floor-to-ceiling tile and a classic mantle—perfect for cozy evenings or entertaining guests. The chef's gourmet kitchen is a standout, showcasing a walk-through pantry, island with eating bar, and abundant storage and prep space. It seamlessly connects to a bright dining area with direct access to the back patio, making indoor-outdoor living a breeze. A dedicated office, mudroom, and convenient half-bath complete the main floor. Upstairs, retreat to the luxurious executive primary suite, complete with a spa-inspired ensuite featuring a stand-alone soaker tub, elegant walk-in shower, upgraded double vanity, and a generous walk-in closet with upgraded shelving. Three additional bedrooms with upgraded shelving and a stylish full bathroom with double vanity provide comfort and space for a growing family. The 9 feet fully finished basement offers even more room to relax and play, with broad staircases, two spacious bedrooms, a full bathroom, and a large recreation room ideal for movies, games, or a home gym. Located in West Springs, this home is close to top-rated public and private schools including ST. JOAN OF ARC School, scenic parks, boutique shopping, and every amenity your family needs. Don't

miss your chance to own this incredible home&mdash;contact us today to schedule a private showing. It won&rsquo;t last long! Here are extra bonuses: Kinetico Water Filtration Systems, Extended Garage width and Titanium Shelving upgrade throughout