



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

18 West Grove Mews SW
Calgary, Alberta

MLS # A2206366



\$1,199,999

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

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

Inclusions: Garage Control

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—contact us today to schedule a

private showing. It won't last long! Here are extra bonuses: Kinetico Water Filtration Systems, Extended Garage width and Titanium Shelving upgrade throughout