

8 West Grove Bay SW
Calgary, Alberta

MLS # A2176005



\$1,398,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,042 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Many Tr		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

JUST LISTED in WEST SPRINGS! Want to live in an AMAZING COMMUNITY, BACKING GREENSPACE, NO NEIGHBOURS BEHIND, TRIPLE ATTACHED GARAGE, on a QUIET CUL-DE-SAC LOCATION, then this is it! ORIGINAL OWNERS in this fully finished 2 storey situated on a nearly 6000 SF LOT. Walking distance to many great schools & amenities! EXECUTIVE FINISHINGS throughout including HIGH CEILINGS on all 3 levels, 2 STOREY OPEN TO ABOVE ENTRANCE, wide open floor plan, LOADS OF EXPRESSO CEILING HEIGHT KITCHEN CABINETRY, quartz countertops, walk through BUTLER PANTRY with sink and beverage fridge, massive island, BUILT-IN MIELE OVEN & MICROWAVE, 5 BURNER MIELE GAS STOVETOP, ENGINEERED HARDWOOD FLOORING, formal dining room, PRIVATE MAIN FLOOR OFFICE, gas fireplace, huge mudroom with lockers, & maintenance free deck to an amazing backyard! GORGEOUS CURVED OPEN RISE STAIRCASE with ROD IRON SPINDLE RAILING leads to the upper level with VAULTED CEILING BONUS ROOM at the back of the home overlooking the TREED GREENSPACE, 3 large bedrooms including the king sized primary, beautiful 5 PCE ensuite with separate OVERSIZED TILED SHOWER, HIS & HERS WALK-IN CLOSETS, IN-FLOOR HEATING, 5 PCE spare bathroom, laundry area with sink and cabinets. The lower level is beautifully finished with HIGH CEILINGS, large recreation room, SIT UP WET BAR with beverage fridge, 4th bedroom, 4 PCE bathroom, and large mechanical room for plenty of storage. The TRIPLE ATTACHED GARAGE is large enough to fit a full sized truck! So many extras in this home - TRIPLE PANE WINDOWS, interior doors, knockdown ceilings, pot lights, ceiling speakers, 200 AMP electrical panel, Hunter Douglas window

coverings, under cabinet lightening, landscaped beautifully, the list goes on and on! \$1,398,000. Book your showing today as this property shows 10/10, is priced to sell and will not last long!