

\$1,469,900 - 22 West Grove Way Sw, Calgary

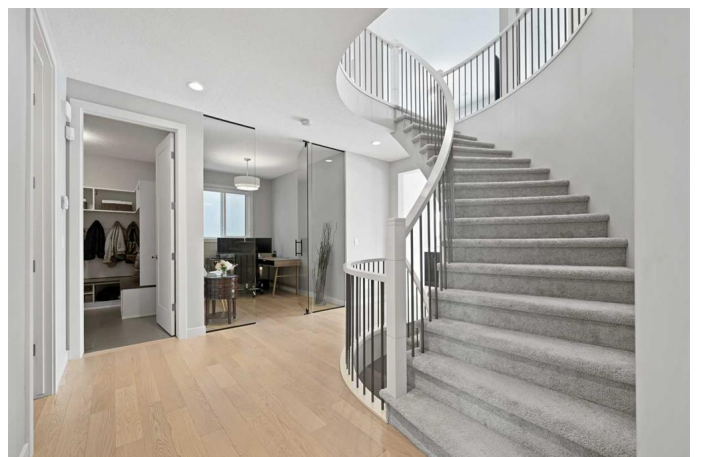
MLS® #A2196739

\$1,469,900

3 Bedroom, 3.00 Bathroom, 2,805 sqft
Residential on 0.11 Acres

West Springs, Calgary, Alberta

Discover luxury in this executive, custom-built two-story home with a walkout basement in show home condition. Designed with 9-ft ceilings on all three levels, this stunning residence boasts extensive upgrades and backs onto a serene park for privacy and breathtaking views. Step inside to a formal living room that sets the stage for elegance. The gourmet kitchen is a chef's dream, featuring a huge island with breakfast bar, quartz countertops, and designer tile backsplash. Equipped with top-tier stainless steel appliances, it seamlessly flows into a spacious dining area and great room, where a gas fireplace and built-in bar create a warm, inviting ambiance. Glass patio doors lead to a large deck overlooking the park, ideal for outdoor gatherings. A private office with glass doors, a stylish two-piece powder room, and a huge mudroom with built-ins and a walk-in closet complete this level. Ascend the gorgeous spiral staircase to a large bonus room—perfect for a media or family space. The spacious primary bedroom is a true retreat, featuring a luxurious five-piece spa-inspired ensuite with a soaker tub, oversized shower, and a huge walk-through closet with built-ins, leading directly to the upstairs laundry room with a sink. Two additional oversized bedrooms, each with walk-in closets, share a beautifully appointed five-piece main bathroom. The unfinished walkout basement offers limitless potential for customization. Step outside onto the covered



patio and enjoy the beautifully landscaped yard and tranquil park views. Additional highlights include two furnaces for optimal comfort, air conditioning on the second floor, a Rinnai instant tankless water heater with a water filtration system, and an oversized attached double garage. Located in the prestigious West Grove community, this home sits in a quiet, sought-after location. An exceptional family home offering outstanding value—pride of ownership is evident throughout. A must see executive home!

Built in 2017

Essential Information

MLS® #	A2196739
Price	\$1,469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,805
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 West Grove Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Y8

Amenities

Amenities	Other
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Parking Spaces	2
Parking	Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Walk-In Closet(s), Bathroom Rough-in
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Sloped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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