



# 106 WEST GROVE Way Calgary Alberta

\$1,295,000

WELCOME to this AIR-CONDITIONED, 2 Storey FORMER CEDARGLEN SHOW HOME (more UPGRADES, + EXTRA LARGE) that has 3183 Sq Ft of Developed Space, 4 Bedrooms, 3 1/2 Bathrooms, an Attached Double Garage, a 27'4" X 9'8" Deck, + 12' X 12' Covered Deck, on a 4876 Sq Ft CORNER LOT in the SOUGHT-AFTER Community of WEST SPRINGS!!! INCREDIBLE Curb Appeal incl/GEMSTONES Lighting, Low Maintenance Landscaping, just down from the Greenspace, + Playground. The Covered Front Porch INVITES you inside where you will see the 9' Ceilings, NEUTRAL Colour Tones, LARGE (TRIPLE-PANED) Privacy Windows throughout allowing in NATURAL LIGHT, + HARDWOOD Flooring. There is a 2 pc Bathroom, + a MUD Room w/Closet that leads out to Garage. Heading into the OPEN CONCEPT Floor Plan is the Kitchen, Dining, + Living Room area making it easy to ENTERTAIN when guests come over. The SLEEK Kitchen has 2-TONED Cabinetry, Black Appliances incl/GAS COOKTOP, + BUILT-IN OVEN, White Tiled Backsplash, a Pantry, a MASSIVE ISLAND w/QUARTZ Countertops incl/Breakfast Bar for those On-The-Go Meals. This provides EXTRA room for cooking, + baking w/LOVED ONES. The Dining Room is PERFECT for those meals around the table w/FAMILY, + FRIENDS as you share laughter, + make memories. The sliding door leads to the Deck. The Living Room has a floor-to-ceiling tiled GAS Fireplace making this area look SPACIOUS, + MODERN. You can put your feet up after a long day or wrap yourself in a blanket while reading a book. Going up the carpeted stairs w/Metal, + Wood Railing is the Bonus Room incl/French Doors which is GREAT for an area for Music, Exercise, or Library. There is a 5 pc Bathroom w/Soaker Tub, the 2nd, + 3rd GOOD-SIZED Bedrooms which can also be used as a Home Office or Craft Room, the Laundry Room w/Storage, (Washer is directed to the Basement Drain), Countertop Space, + a Sink. The Primary Bedroom is a RELAXING RETREAT that ...

Bonus Room 18.92 Ft x 14.58 Ft  
 Primary Bedroom 14.33 Ft x 12.42 Ft  
 Other 10.50 Ft x 5.00 Ft  
 5pc Bathroom 13.92 Ft x 9.75 Ft  
 Bedroom 11.75 Ft x 9.08 Ft

Bedroom 11.33 Ft x 9.50 Ft  
 Other 15.50 Ft x 8.50 Ft  
 4pc Bathroom 9.50 Ft x 4.92 Ft  
 Furnace 15.58 Ft x 6.50 Ft  
 Living room 14.50 Ft x 13.75 Ft

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Listing Presented By:



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**Mirror**

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Bedroom 11.92 Ft x 9.17 Ft

Other 4.08 Ft x 3.25 Ft

Laundry room 8.75 Ft x 8.08 Ft

5pc Bathroom 11.83 Ft x 8.08 Ft

Recreational, Games room 25.50 Ft x 12.92 Ft

Kitchen 21.92 Ft x 12.00 Ft

Dining room 14.50 Ft x 8.08 Ft

Foyer 7.42 Ft x 7.17 Ft

Other 7.42 Ft x 7.25 Ft