



## 79 West Grove Rise Calgary Alberta

\$1,395,000

Discover the perfect blend of space and comfort in this expansive family home, featuring five generous bedrooms on the upper level - ideal for accommodating a growing family in style and ease. With ample room for everyone, this meticulously maintained home sits on a peaceful cul-de-sac. The main floor offers a convenient office, and an open-concept layout connecting the kitchen, dining area, and living room. The kitchen is equipped with granite countertops, stainless steel appliances, and a huge walk-through pantry that provides plenty of room for all your pantry essentials and Costco goodies. The dining area is filled with natural light and can accommodate a large table, while the living room features south facing windows overlooking the south facing backyard and a gas fireplace surrounded with built-in display cabinets. A mudroom with lots of storage provides easy access to the double attached garage. Upstairs, a useful loft area offers a spot for homework or as a peaceful reading lounge. The inviting primary suite includes a bedroom with a vaulted ceiling, and an ensuite with dual vanities, a soaking tub, a shower, in-floor heat and a walk-in closet, plus access to the laundry room. Four additional generous bedrooms and a Jack and Jill bathroom with double vanities complete the upstairs. The lower level offers a versatile family room and recreation area, along with two additional bedrooms currently used as an office and home gym. A full bathroom completes this area, making it ideal for teenagers, guests, or flexible living. Outside, the backyard offers a deck for summer barbecues and a grassy area for kids to play or build snowmen in the winter. Additional features include exterior Gem Stone lighting, a newly installed furnace, and air conditioning upstairs for year-round comfort. Situated in the highly sought-after West Springs community, this home offers convenience...

Family room 24.67 Ft x 15.17 Ft

Furnace 13.42 Ft x 10.25 Ft

Bedroom 10.67 Ft x 12.83 Ft

Exercise room 14.00 Ft x 9.50 Ft

3pc Bathroom 8.33 Ft x 8.67 Ft

Kitchen 11.00 Ft x 16.83 Ft

Other 7.92 Ft x 9.00 Ft

2pc Bathroom 5.00 Ft x 5.58 Ft

Loft 13.67 Ft x 5.67 Ft

Laundry room 8.50 Ft x 7.83 Ft

Primary Bedroom 13.00 Ft x 18.92 Ft

Bonus Room 13.67 Ft x 11.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Dining room 11.00 Ft x 18.75 Ft  
Living room 17.58 Ft x 15.75 Ft  
Foyer 6.83 Ft x 8.67 Ft  
Office 10.50 Ft x 10.00 Ft

Bedroom 12.42 Ft x 11.25 Ft  
Bedroom 13.17 Ft x 10.92 Ft  
Bedroom 14.50 Ft x 11.00 Ft