



19 WEST GROVE Place Calgary Alberta

\$1,199,900

WELCOME to this IMMACULATE 2-Storey HOME Nestled in a QUIET, Family-Friendly CUL-DE-SAC in the Community of WEST SPRINGS, offering 3,137.81 Sq Ft of DEVELOPED Living Space, with 6 Bedrooms, 4 Bathrooms, + ATTACHED DOUBLE GARAGE on a 3,950.36 Sq Ft LOT! This property seamlessly blends COMFORT, FUNCTIONALITY, and TIMELESS CRAFTSMANSHIP. You're INVITED IN by the CHARMING Front Porch and EXCEPTIONAL Curb Appeal. Inside, you'll find 9' Ceilings, Fresh Paint and NEUTRAL Tones throughout, and LARGE Windows that flood the home with NATURAL LIGHT. Just off the Foyer, a convenient CUSTOM-BUILT Mudroom with 4 Built-In Lockers is perfect for organizing all the kids' gear. A Main floor Bedroom with a Murphy Bed and an attached 3pc Bathroom makes an IDEAL space for guests or multi-generational living, or a SEAMLESS Work-From-Home lifestyle. The OPEN-CONCEPT Floor Plan features a SPACIOUS Living Room, anchored by a COZY Electric Fireplace-perfect for ENTERTAINING or unwinding after a long day. The expanded Dining Area easily accommodates family and friends, with patio doors opening to the backyard, EXTENDING your living space. The SLEEK Kitchen boasts White Floor-to-Ceiling Cabinetry, Quartz Countertops including an Island with Breakfast Bar, SS Appliances (Electric Stove/Oven, Fridge, Dishwasher, Range Hood), a Tiled Backsplash, and a Large Pantry. Upstairs, a Bright and Airy Bonus Room with Sound-Dampening walls + a Pocket door offers a versatile space for movie or game nights, a large office, study sessions, family time OR transform it into a potential 7th bedroom. You'll also find 2 GENEROUSLY-Sized Bedrooms, one enhanced with a custom built-in bookshelf, share a well-appointed 4pc Bathroom, and a Convenient Laundry Room. The EXPANSIVE Primary Bedroom serves as a PEACEFUL SANCTUARY, complete with a Spa-Inspired En-Suite featuring raised Dual Sinks, a Soaker Tub, and a Tiled W...

Bonus Room 18.92 Ft x 13.17 Ft
Primary Bedroom 14.42 Ft x 13.42 Ft
Other 11.08 Ft x 5.17 Ft
5pc Bathroom 11.08 Ft x 10.50 Ft
Bedroom 10.92 Ft x 10.00 Ft

Bedroom 11.83 Ft x 9.25 Ft
4pc Bathroom 8.17 Ft x 4.92 Ft
Furnace 11.33 Ft x 8.92 Ft
Living room 14.92 Ft x 12.00 Ft
Kitchen 14.58 Ft x 11.08 Ft

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Listing Presented By:



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Bedroom	13.08 Ft x 9.58 Ft	Pantry	4.42 Ft x 4.08 Ft
Laundry room	9.58 Ft x 6.25 Ft	Dining room	13.92 Ft x 8.17 Ft
4pc Bathroom	9.58 Ft x 4.92 Ft	Foyer	6.25 Ft x 6.08 Ft
Recreational, Games room	21.33 Ft x 12.50 Ft	Other	6.33 Ft x 6.00 Ft
Bedroom	11.50 Ft x 10.58 Ft		