



## 246 West Grove Point Calgary Alberta

\$1,179,000

Welcome to this exquisite Brookfield-built detached residence in the prestigious West Springs SW community, a 3,200+ sq ft masterpiece blending sophistication, comfort, and functionality. This luxurious home features 4 spacious bedrooms, 3.5 bathrooms, and a double attached garage, with an open-concept main floor showcasing vinyl plank flooring, expansive south-facing windows, and a chef's kitchen with white cabinetry, quartz countertops, premium stainless steel appliances, a built-in wall oven and microwave, a large central island, and a walk-through pantry. Upstairs, a stunning bonus room with vaulted ceilings, a spa-inspired primary suite with a 5-piece ensuite and walk-in closet, plus two additional bedrooms and a full bath await. The fully finished basement offers a large recreation/media room, a 4th bedroom, and a 4-piece bathroom, ideal for guests or multi-generational living. Enjoy year-round comfort with central air conditioning and enhanced water quality from a water softener system. Outside, a spacious deck creates a private backyard oasis for summer BBQs and relaxation, complemented by a wide driveway for ample parking. Located minutes from top-rated schools, parks, playgrounds, restaurants, shopping, and downtown Calgary, this refined suburban gem is ready to be your forever home—book your private showing today! (id:6769)

Recreational, Games room 27.75 Ft x 13.25 Ft

Bedroom 11.50 Ft x 9.75 Ft

4pc Bathroom 10.50 Ft x 5.00 Ft

Living room 15.00 Ft x 14.67 Ft

Kitchen 13.33 Ft x 9.00 Ft

Dining room 12.00 Ft x 10.08 Ft

Family room 17.00 Ft x 14.00 Ft

2pc Bathroom 5.83 Ft x 5.00 Ft

5pc Bathroom 11.58 Ft x 9.25 Ft

Bonus Room 17.00 Ft x 14.17 Ft

Primary Bedroom 15.00 Ft x 14.67 Ft

Bedroom 11.83 Ft x 10.08 Ft

Bedroom 10.00 Ft x 11.75 Ft

4pc Bathroom 10.33 Ft x 5.00 Ft

Listing Presented By:



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