



123 West Grove Rise Calgary Alberta

\$1,588,000

RARE WEST SPRINGS BUNGALOW WITH OVER 3,400 SQ. FT. OF DEVELOPED LIVING SPACE. Offering an exceptional combination of space, privacy and location, this beautifully situated home is tucked away on a quiet street in one of Calgary's most sought-after west-side communities. Siding directly onto green space with a pathway and playground, the property enjoys an added sense of openness and calm, while still keeping everyday conveniences close at hand. Two K-9 schools, shops, restaurants and neighborhood amenities are all within a short walking distance. Inside, you'll find generous, thoughtfully developed living spaces, offering the ease of bungalow living without sacrifice. At the heart of the home is the expansive, beautifully appointed kitchen—designed for both serious cooking and effortless entertaining, with an abundance of space to gather. A walk-through pantry adds the bonus of exceptional everyday function. Hardwood and tile flooring flow throughout, while two fireplaces bring warmth and character to the home. With four generously sized bedrooms and three full bathrooms, there's plenty of room for family, guests, a home office or an evolving lifestyle. The fully developed lower level adds another dimension to the home, with space designed for both entertaining and everyday living. A wet bar creates a natural gathering place for friends and relaxed evenings at home, while the fully outfitted home gym means your workout is always just steps away. Outside, mature trees create a wonderfully private backyard retreat, while the raised deck is made for morning coffee, summer dinners and long, quiet evenings outdoors. A triple garage provides exceptional space for vehicles, storage and all the extras. Quietly tucked away yet wonderfully connected, this home offers something increasingly hard to find: over 3,400 sq. ft. of developed space, the ease of bungalow living, excepti...

Recreational, Games room 23.83 Ft x 16.50 Ft

Exercise room 10.08 Ft x 8.83 Ft

Other 4.92 Ft x 9.25 Ft

Bedroom 11.67 Ft x 12.33 Ft

Bedroom 11.75 Ft x 12.33 Ft

4pc Bathroom 7.83 Ft x 5.92 Ft

Dining room 17.67 Ft x 8.58 Ft

Great room 23.67 Ft x 17.00 Ft

Primary Bedroom 16.75 Ft x 17.17 Ft

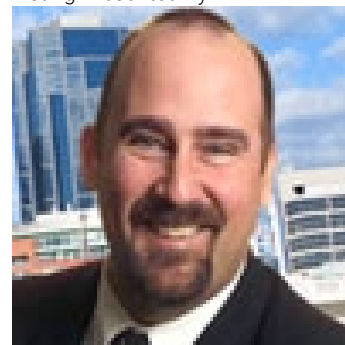
4pc Bathroom 9.00 Ft x 8.58 Ft

Bedroom 12.42 Ft x 12.25 Ft

4pc Bathroom 12.42 Ft x 5.92 Ft

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Listing Presented By:



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Kitchen 17.83 Ft x 15.25 Ft

Laundry room 16.83 Ft x 17.58 Ft