



19 WEST GROVE Place Calgary Alberta

\$1,149,900

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, w/6 BEDROOMS, 4 BATHROOMS, including a MAIN FLOOR BEDROOM + ATTACHED DOUBLE GARAGE on a 3,950.36 Sq Ft LOT!! This property seamlessly blends COMFORT, FUNCTIONALITY, + TIMELESS CRAFTSMANSHIP!! You're INVITED IN by the CHARMING Front Porch + EXCEPTIONAL Curb Appeal. Inside, you'll find 9' Ceilings, Fresh Paint, NEUTRAL Tones throughout + LARGE Windows that flood the home with NATURAL LIGHT. Just off the Foyer, a convenient CUSTOM-BUILT Mudroom w/4 BUILT-IN Lockers for organizing all the kids' gear. A main-floor Bedroom w/a Murphy Bed + an attached 3 pc EN-SUITE 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 + Friends, w/patio doors opening to the backyard, EXTENDING your living space. The SLEEK Kitchen boasts WHITE Floor-to-Ceiling Cabinetry, QUARTZ Countertops including an Island w/Breakfast Bar, SS Appliances (Electric Stove/Oven, Fridge, Dishwasher, Range Hood), a Tiled Backsplash, + a Large Walk-In-Pantry. Upstairs, a Bright + Airy Bonus Room w/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 w/a CUSTOM BUILT-IN Bookshelf, a well-appointed 4 pc Bathroom + a Convenient Laundry Room. The EXPANSIVE Primary Bedroom is a PEACEFUL SANCTUARY, complete w/a Spa-Inspired 5 pc EN-SUITE featuring raised Dual Sinks, a Soaker Tub, + a Tiled WALK-IN Shower...

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 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
 a

Listing Presented By:



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Bedroom 10.92 Ft x 10.00 Ft

Bedroom 13.08 Ft x 9.58 Ft

Laundry room 9.58 Ft x 6.25 Ft

4pc Bathroom 9.58 Ft x 4.92 Ft

Recreational, Games room 21.33 Ft x 12.50 Ft

Bedroom 11.50 Ft x 10.58 Ft

Kitchen 14.58 Ft x 11.08 Ft

Pantry 4.42 Ft x 4.08 Ft

Dining room 13.92 Ft x 8.17 Ft

Foyer 6.25 Ft x 6.08 Ft

Other 6.33 Ft x 6.00 Ft