



291 West Grove Point Calgary Alberta

\$1,198,000

This Cedarglen home, just 7 years young, presents a sophisticated, contemporary design, clean and crisp throughout. Featuring a bright, open plan, 9 foot ceilings and 8 foot doors across all three levels, wide plank hardwoods, quartz countertops and an urban vibe throughout - SHARP! This two storey home, just seven years young SHOWS LIKE NEW, offering 3218 sq ft of living space over three levels, 3+1 beds PLUS a Bonus Room up, 3.5 baths and a fully developed lower level! Your family will love this space. This is a premier address, West Grove estates, a lightly travelled crescent in highly desirable West Springs.... a wonderful tot park steps away, great schools, shopping and services within walking distance of your new home! On arrival you will be struck by the exposed aggregate drive and walkway, and acrylic stucco - NICE! Entering you will love the 9' ceilings (on all 3 levels!), wide plank hardwoods and the BRIGHT, OPEN PLAN, with its western exposure and wall of windows across the back The main floor centers around the Great Room in back, a broad open space with a large family room, generous dining space and a striking kitchen. The kitchen features an abundance of counter space, a center island breakfast bar, S/S appliances including a gas cooktop and wall oven, a SPACE for ENTERTAINING... leading directly to your rear composite deck which spans the entire back of the house - NICE! Leading upstairs you will find a large Bonus Room and three beds. The primary retreat is generous in size and features a 5pc en suite complete with quartz countertops, a soaker tub, free-standing seamless glass shower and a large walk-in closet with built-ins. The two additional beds up are also generous in size and share a full 5 pc bath. The lower level has been professionally developed and offers a broad open rec room which will easily accommodate a media space and/or fitness...

Recreational, Games room 25.50 Ft x 21.75 Ft
 Bedroom 9.58 Ft x 11.17 Ft
 4pc Bathroom Measurements not available
 Furnace 15.83 Ft x 6.75 Ft
 Kitchen 9.33 Ft x 22.00 Ft
 Dining room 17.67 Ft x 10.00 Ft

Other 7.42 Ft x 10.92 Ft
 Bonus Room 19.00 Ft x 14.67 Ft
 Primary Bedroom 12.50 Ft x 14.42 Ft
 Bedroom 11.67 Ft x 10.00 Ft
 Bedroom 12.00 Ft x 9.25 Ft
 5pc Bathroom Measurements not available

Listing Presented By:



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Living room 17.67 Ft x 12.00 Ft

2pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Laundry room 8.17 Ft x 8.50 Ft