



40 West Grove Link Calgary Alberta

\$1,050,000

Located in the prestigious southwest community of West Springs, 40 West Grove Link SW showcases a beautifully upgraded, fully finished home designed for modern comfort, energy efficiency, and elevated everyday living. Thoughtfully crafted with premium finishes and advanced mechanical systems, this residence offers both style and long-term peace of mind in one of Calgary's most sought-after neighbourhoods. The main level welcomes you with a bright, open-concept layout enhanced by triple-pane windows that flood the space with natural light while improving insulation and sound efficiency. A striking electric fireplace anchors the living room, creating a warm and inviting focal point. The chef-inspired kitchen is equipped with quartz countertops, a gas stove, sleek hood fan, and ample cabinetry--perfect for both entertaining and daily functionality. Smart light switches add a modern touch, seamlessly blending convenience with contemporary design. Step outside to a thoughtfully designed backyard retreat featuring a wooden deck with BBQ gas line hookup and a charming stone patio at the base of the stairs, ideal for hosting gatherings or enjoying quiet evenings. Central air conditioning ensures year-round comfort, while a water softener enhances daily living. Upstairs and throughout the home, attention to comfort continues with in-floor heating in all full bathrooms, offering a luxurious experience during colder months. The fully developed basement expands your living space, ideal for a recreation room, fitness area, or media lounge. Mirrors on the basement wall add functionality and flexibility, while the space maintains a polished feel. Behind the walls, this home is built for efficiency and durability with a tankless hot water system, HRV system, radon rough-in, and sump pump, providing enhanced air quality and long-term reliability. The double attached garage includes cus...

4pc Bathroom 4.92 Ft x 8.25 Ft

Bedroom 9.67 Ft x 14.08 Ft

Recreational, Games room 15.92 Ft x 22.83 Ft

Furnace 21.50 Ft x 10.33 Ft

2pc Bathroom 7.75 Ft x 3.00 Ft

Dining room 13.42 Ft x 8.33 Ft

4pc Bathroom 5.25 Ft x 10.33 Ft

5pc Bathroom 9.67 Ft x 13.42 Ft

Bedroom 9.25 Ft x 10.83 Ft

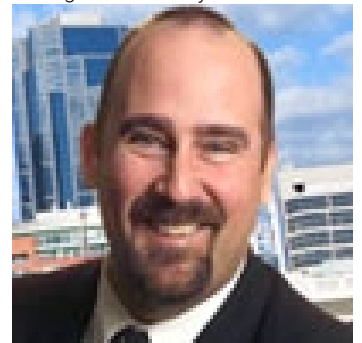
Bedroom 11.17 Ft x 9.25 Ft

Family room 18.00 Ft x 12.58 Ft

Laundry room 5.25 Ft x 6.42 Ft

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Listing Presented By:



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Kitchen 9.50 Ft x 23.42 Ft

Living room 13.42 Ft x 14.67 Ft

Primary Bedroom 13.00 Ft x 12.50 Ft

Other 9.67 Ft x 5.67 Ft