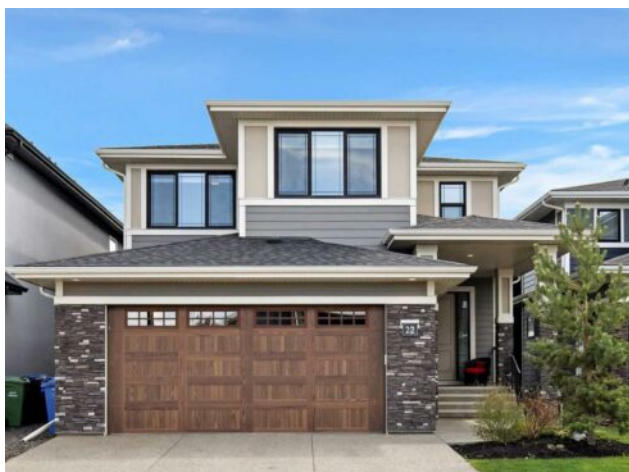


22 West Grove Way SW
Calgary, Alberta

MLS # A2225382



\$1,499,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,805 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Insulat		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Sloped, Street Lighting		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Refrigerator, Dishwasher, Built in oven, Hoodfan, Stove, Microwave, Bar Fridge, Washer, Dryer, Water filtration system, Garage door opener with control(s), All window coverings

Discover luxury in this executive, custom-built two-story home with a walkout basement in show home condition. Designed with 9-ft ceilings on all three levels, this stunning residence boasts extensive upgrades and backs onto a serene park for privacy and breathtaking views. Step inside to a formal living room that sets the stage for elegance. The gourmet kitchen is a chef's dream, featuring a huge island with breakfast bar, quartz countertops, and designer tile backsplash. Equipped with top-tier stainless steel appliances, it seamlessly flows into a spacious dining area and great room, where a gas fireplace and built-in bar create a warm, inviting ambiance. Glass patio doors lead to a large deck overlooking the park, ideal for outdoor gatherings. A private office with glass doors, a stylish two-piece powder room, and a huge mudroom with built-ins and a walk-in closet complete this level. Ascend the gorgeous spiral staircase to a large bonus room—perfect for a media or family space. The spacious primary bedroom is a true retreat, featuring a luxurious five-piece spa-inspired ensuite with a soaker tub, oversized shower, and a huge walk-through closet with built-ins, leading directly to the upstairs laundry room with a sink. Two additional oversized bedrooms, each with walk-in closets, share a beautifully appointed five-piece main bathroom. The fully finished walkout basement is the perfect place for entertaining. The large family room with a luxurious electric fireplace is adjacent to a recreation area complete with a bar fridge. An additional bedroom and 3 piece bathroom complete the basement. Step outside onto the covered patio and enjoy the beautifully landscaped yard and tranquil park views. Additional highlights include two furnaces for optimal comfort, air conditioning on the second floor, a Rinnai instant tankless water heater with a water filtration

system, and an oversized attached double garage. Located in the prestigious West Grove community, this home sits in a quiet, sought-after location. An exceptional family home offering outstanding value—pride of ownership is evident throughout. A must see executive home!