

# \$1,469,900 - 22 West Grove Way Sw, Calgary

MLS® #A2196739

**\$1,469,900**

3 Bedroom, 3.00 Bathroom, 2,805 sqft  
Residential on 0.11 Acres

West Springs, Calgary, Alberta

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 unfinished walkout basement offers limitless potential for customization. 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!

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196739    |
| Price          | \$1,469,900 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,805       |
| Acres          | 0.11        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22 West Grove Way Sw |
| Subdivision | West Springs         |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3H 1Y8              |

### Amenities

|           |       |
|-----------|-------|
| Amenities | Other |
|-----------|-------|

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Insulated |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings                     |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | Central Air, Partial   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Great Room  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished, Walk-Out   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Rain Gutters   |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Sloped, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Wood Frame  |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 2                |
| Zoning         | R-G              |
| HOA Fees       | 200              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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