



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 WEST GROVE Common, Calgary T3H6E4**

MLS®#: **A2160066**      Area: **West Springs**      Listing **08/23/24**      List Price: **\$1,299,900**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$20k, 12-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2022**      Abv Sqft: **2,433**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,079 sqft**      Ttl Sqft: **2,433**  
 Lot Shape:

DOM

**26**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Landscaped**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Composite Siding,Stone,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Induction Cooktop,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Stone Counters,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 16`0"	Dining Room	Main	14`1" x 9`2"
Kitchen	Main	9`10" x 14`5"	Entrance	Main	6`4" x 5`6"
Office	Main	8`0" x 12`0"	2pc Bathroom	Main	7`9" x 3`0"
Mud Room	Main	7`5" x 6`5"	Pantry	Main	6`1" x 5`7"
Walk-In Closet	Upper	8`6" x 7`9"	5pc Ensuite bath	Upper	14`2" x 11`3"
Bedroom - Primary	Upper	14`2" x 13`4"	Laundry	Upper	8`4" x 5`9"
Bedroom	Upper	14`2" x 9`8"	5pc Bathroom	Upper	8`11" x 10`8"

**Flex Space**  
**Bedroom**  
**4pc Bathroom**  
**Walk-In Closet**  
**Storage**

**Upper**  
**Upper**  
**Basement**  
**Basement**  
**Basement**

**6`0" x 5`8"**  
**11`8" x 9`9"**  
**9`1" x 4`11"**  
**5`8" x 4`8"**  
**14`1" x 17`6"**

**Bedroom**  
**Game Room**  
**Bedroom**  
**Flex Space**

**Upper**  
**Basement**  
**Basement**  
**Basement**

**13`0" x 8`11"**  
**17`6" x 19`9"**  
**13`4" x 12`0"**  
**8`0" x 12`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111053**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Welcome to this luxurious suburban living in West Springs! 3200+ sq ft FULLY developed home built by Cedarglen in year of 2023 in corner lot! Lots of upgrade as value as more than \$150,000. Come with high ceiling with all grade level which is: 9ft basement height-10ft main level height-9ft upper level. Really rare to find in neighbours with this height bring more comfortable feelings. Basement fully finished as well- offering another bedroom and flex room. Enjoy the sunshine in the yard. Huge deck can satisfied all your backyard needs. Upgraded with extra size of all windows and all extra size doors. Custom hood van, with extra level of the cabinets. Huge stone counter top, whole house come with same kind of materials and colour. Huge barn door. Laundry close to bedrooms. Top-notch private and public schools. Easy access to downtown and Rockies.**

Inclusions:  
Property Listed By:

**GAZEBO**  
**Century 21 Bravo Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











