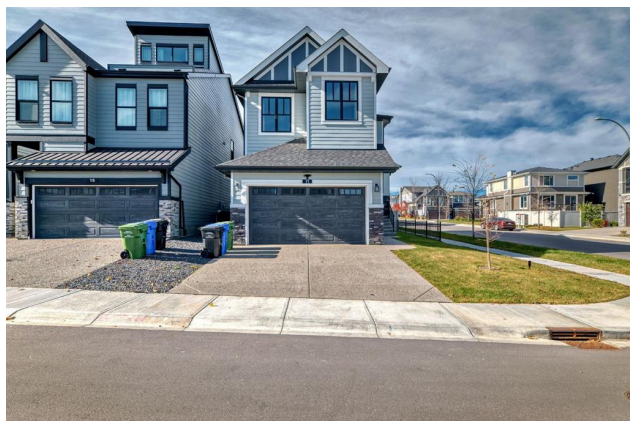




11 WEST GROVE COMMON SW , Calgary T3H6E4

MLS®#: **A2173860** Area: **West Springs** Listing Date: **10/18/24** List Price: **\$1,269,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **4,080 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Corner Lot,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

DOM

11
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone,Wood Frame**
 Heating: **Central** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Ext Feat: **BBQ gas line,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Disposal,Dryer,Electric Cooktop,Electric Oven,Electric Stove,ENERGY STAR Qualified Appliances,Garage Control(s),Humidifier,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Stone Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`0" x 14`1"	Dining Room	Main	14`1" x 9`2"
Kitchen	Main	14`5" x 9`10"	Entrance	Main	6`4" x 5`6"
Office	Main	12`0" x 8`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"
Office	Upper	6`0" x 5`8"	Bedroom	Upper	13`0" x 8`11"
Bedroom	Upper	11`8" x 9`9"	Game Room	Basement	19`9" x 17`6"
4pc Bathroom	Basement	9`1" x 4`11"	Bedroom	Basement	13`4" x 12`0"
Walk-In Closet	Basement	5`8" x 4`8"	Flex Space	Basement	12`0" x 8`0"
Storage	Basement	17`6" x 14`1"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CITY OF CALGARY**
 Legal Desc: **211053**

Remarks

Pub Rmks: **Welcome to 11 West Grove Common SW in West Spring, rare chance to get this Morden and just 1 and half year old house. Save the time to build a new one and the same community, enjoy the corner lot with more nature lights and more outside space. This special house come with high ceiling of main grade is 10 ft, upper floor and basement all come with 9 ft, these upgrade high ceiling will bring more comfortable and more lights in the room. All room doors are 8ft high, fully finished basement give family more space to enjoy the life. All the appliances are SAMSUNG, easy to use the high tech to control each of them. Whole house with almost \$150,000 upgrade compare to the standard package. Close to playground, lots of Private school and Public school near by. New buildings in the maturity community. This is the place you can call home.**

Inclusions: n/a
 Property Listed By: **Century 21 Bravo Realty**

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









