

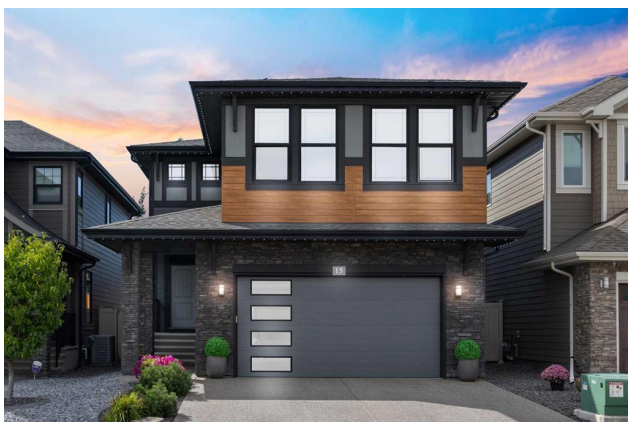


THE
A-TEAM

**RE/MAX
FIRST**

15 WEST GROVE Place, Calgary T3H 1Z4

MLS®#: **A2185273** Area: **West Springs** Listing Date: **01/09/25** List Price: **\$1,250,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,961 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,441**
 Low Sqft:
 Ttl Sqft: **2,441**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Barbecue,BBQ gas line**

Construction: **Composite Siding,Stone**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Gas Range,Microwave,Range Hood,Tankless Water Heater,Washer/Dryer,Window Coverings**

Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`0"
Foyer	Main	11`3" x 8`0"
Living Room	Main	13`7" x 14`10"
5pc Ensuite bath	Second	13`8" x 11`9"
Bedroom	Second	12`8" x 9`10"
Bedroom - Primary	Second	12`10" x 16`1"

Room	Level	Dimensions
Dining Room	Main	15`3" x 8`0"
Kitchen	Main	13`3" x 14`10"
5pc Bathroom	Second	9`5" x 10`10"
Bedroom	Second	12`8" x 9`11"
Bonus Room	Second	18`10" x 13`2"
4pc Bathroom	Lower	9`0" x 7`0"

Bedroom	Lower	12`11" x 14`3"	Exercise Room	Lower	13`11" x 9`9"
Office	Lower	7`5" x 7`3"	Game Room	Lower	13`11" x 12`6"
Laundry	Upper	6`3" x 5`0"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: 1711222

Zoning:
R-G

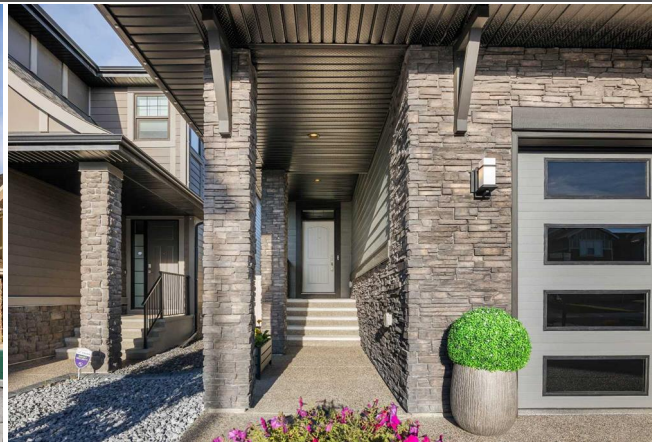
Remarks

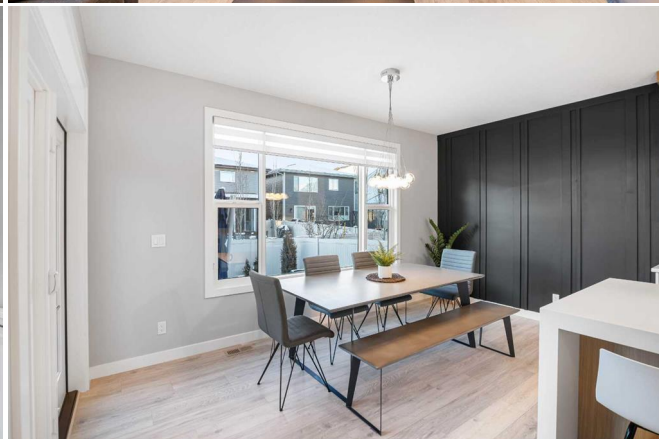
Pub Rmks: **MODERN ESTATE HOME | 4-BED | 3.5 BATH | FINISHED BASEMENT | LOADED w/ UPGRADES | HOME GYM | HOME OFFICE | A/C | SOLAR | Get ready to fall in love with 15 West Grove Place SW. Built in 2017 in the heart of West Springs, this executive home offers 3,420 sq.ft. of living space, combining premium upgrades, standout features, and practical functionality. From the eye-catching feature walls to perfectly curated high-end finishings, this home is stylish from top to bottom. The bright, open main floor invites you to gather around the gas fireplace in the great room, featuring heat shift venting for even warmth. The chef's kitchen impresses with its oversized quartz waterfall island, high-end GAS RANGE, large built-in fridge, and upgraded cabinetry, while the butler's pantry and mudroom storage keep everything organized. Upstairs, the master suite boasts a spa-inspired ensuite, featuring dual vanities, a freestanding soaker tub, an oversized shower with two raincan shower heads, and a walk-in closet with custom organizers. Two additional bedrooms with built-in closet shelving, a large 5-piece bathroom, a spacious bonus room, and an upper-floor laundry room provide plenty of space for family living. Downstairs, enjoy every moment with spaces designed to fit your lifestyle—work out in your glass-enclosed personal GYM, unwind with movie nights in the cozy entertainment room featuring an electric fireplace, or stay productive in the custom-built office space. A sleek bathroom and GUEST BEDROOM complete the lower level. Step outside to your WEST-FACING backyard, featuring a two-level vinyl deck, a pergola, and low-maintenance artificial turf—perfect for hosting summer barbecues or relaxing with family. The HEATED GARAGE is fully equipped with poly flooring, PVC Slatwall storage system, and knockdown ceilings. Energy-efficient features, including triple-pane windows, SOLAR PANELS, a tankless water heater, and A/C, ensure comfort and savings all year round. Solar panels offer the potential for net ahead energy efficiency. Plus, the location couldn't be better—just minutes from TOP-RATED SCHOOLS like St. Joan of Arc, vibrant dining options, boutique shopping, and scenic walking paths. This is more than a house; it's where your next chapter begins. Book your private showing today!**

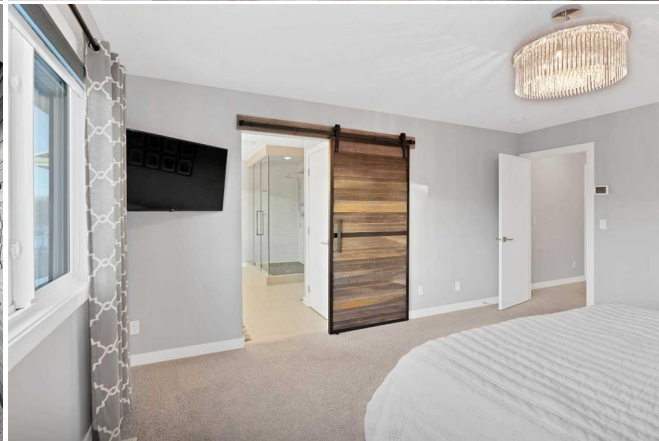
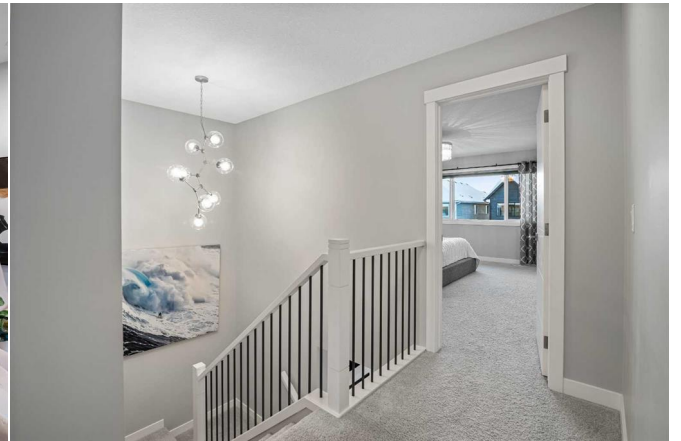
Inclusions: **All TV wall mounts, TV on main floor above fireplace, Sonos sound bar in basement media room, bonus room shelving unit, Sonos speakers in ensuite bathroom, PVC Slatwall mounts in garage, planters, concrete blocks and umbrellas in back yard**

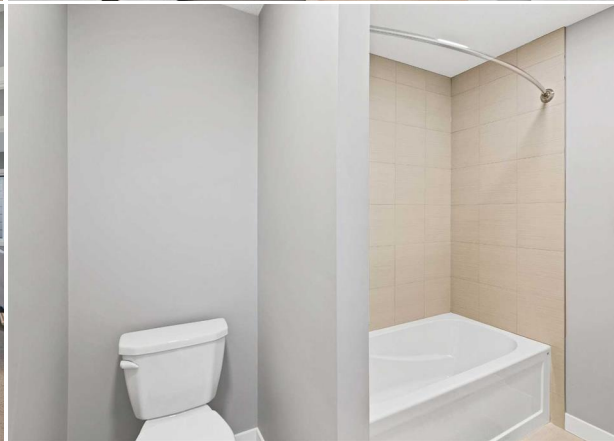
Property Listed By: **Ally Realty**

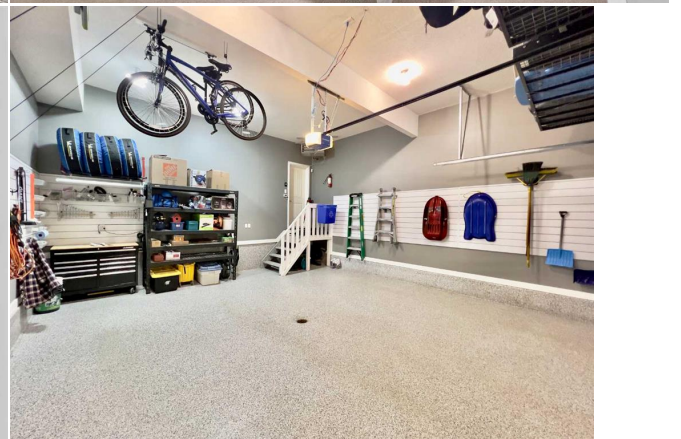
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













15 Westgrove Place SW, Calgary, AB

Main Floor - Exterior Area 1021.32 sq ft
Interior Area 548.38 sq ft
Excavated Area 499.26 sq ft



0 5 10

PREPARED: 2025/01/27



White regions are excluded from total floor area in EXCEL floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

15 Westgrove Place SW, Calgary, AB

2nd Floor - Exterior Area 1419.62 sq ft
Interior Area 1328.61 sq ft



0 5 10

PREPARED: 2025/01/27



White regions are excluded from total floor area in EXCEL floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

15 Westgrove Place SW, Calgary, AB

Basement (Below Grade) Exterior Area 978.04 sq ft
Interior Area 290.11 sq ft



PREPARED: 2025/01/07



While regions are excluded from total floor area in GMLSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.