



THE
A-TEAM

**RE/MAX
FIRST**

288 WEST GROVE Point, Calgary T3H 3V5

MLS®#: **A2196978** Area: **West Springs** Listing Date: **02/24/25** List Price: **\$1,298,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **4,176 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,769**
 Low Sqft:
 Ttl Sqft: **2,769**

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: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco**
 Heating: **In Floor, Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator**

Int Feat: **Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`0" x 14`11"	Kitchen	Main	14`2" x 14`0"
Dining Room	Main	11`0" x 10`5"	Den	Main	9`9" x 8`11"
Mud Room	Main	8`5" x 8`2"	2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Upper	14`10" x 14`7"	Bedroom - Primary	Upper	14`10" x 13`11"
Bedroom	Upper	15`0" x 10`3"	Bedroom	Upper	15`1" x 10`3"
5pc Ensuite bath	Upper	0`0" x 0`0"	5pc Bathroom	Upper	0`0" x 0`0"

Laundry
Bedroom
Furnace/Utility Room

Upper
Lower
Lower

12`1" x 7`10"
13`11" x 10`8"
13`11" x 10`4"

Game Room
Storage
4pc Bathroom

Lower
Lower
Lower

27`4" x 13`11"
6`0" x 3`6"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1810615

Remarks

Pub Rmks:

OPEN HOUSE - Sun March 2 (1-3pm) Just four years young and.... SHOWS LIKE NEW! This two storey home measures 2765 sq ft above grade, with another 1015 sq ft developed down.... 3780 sq ft of living space over three levels! This is a premier address, West Grove estates, a lightly travelled crescent in highly desirable West Springs.... great schools, shopping and services within walking distance of your new home! On arrival you will be struck by the exposed aggregate drive and walkway, Gemstone lighting package and acrylic stucco - NICE! Entering you will love the 9' ceilings (on all 3 levels!), wide plank white oak hardwoods and the BRIGHT, OPEN PLAN. The main floor centers around the Great Room in back, a broad open space with a large family room, generous dining space and a striking kitchen. The kitchen features an abundance of counter space, a center island breakfast bar, S/S appliances including a gas cooktop and wall oven, a SPACE for ENTERTAINING... leading directly to your rear deck which spans the entire back of the house - NICE! There is also a private den/home office on the main. Leading upstairs you will find a large Bonus Room and three beds. The primary retreat is generous in size and features a 5pc en suite complete with quartz countertops, a soaker tub, free-standing seamless glass shower and a large walk-in closet with built-ins. The two additional beds up are also generous in size and share a 5pc bath. The lower level has been professionally developed and offers a wet bar with wine fridge, a broad open rec room which will easily accommodate a media space and/or fitness space as you choose, please a guest bedroom and full bath.

Inclusions:
Property Listed By:

**Radon mitigation, Genstone lighting, Security cameras
RE/MAX First**

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









