

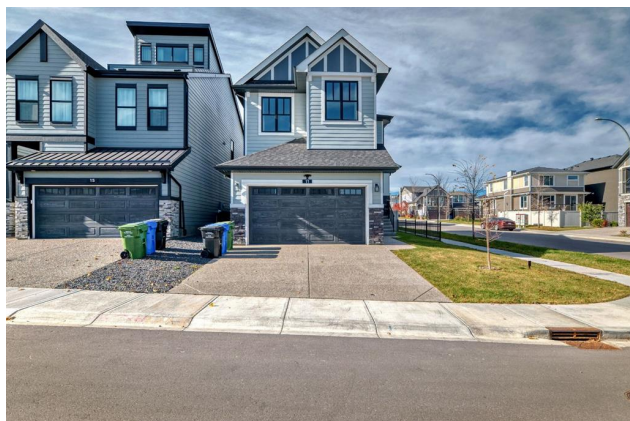


THE
A-TEAM

**RE/MAX
FIRST**

11 WEST GROVE Common, Calgary T3H6E4

MLS®#: **A2198271** Area: **West Springs** Listing Date: **03/01/25** List Price: **\$1,299,600**
 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,Garden,Landscaped,Lawn**
 Park Feat: **Double Garage Attached**

DOM

9
Layout
 Beds: **4 (3 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,Fireplace(s)** Flooring: **Carpet,Ceramic Tile,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Garden,Gas Grill,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Disposal,Dryer,Electric Cooktop,Electric Oven,Electric Stove,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Humidifier,Induction Cooktop,Microwave,Range Hood**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

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

Laundry
Bedroom
Entrance
Pantry
Bedroom
4pc Bathroom
Storage

Upper
Upper
Main
Main
Basement
Basement
Basement

8`4" x 5`9"
13`0" x 8`11"
6`4" x 5`6"
6`1" x 5`7"
13`4" x 12`0"
9`1" x 4`11"
17`6" x 14`1"

5pc Bathroom
Dining Room
2pc Bathroom
Game Room
Flex Space
Walk-In Closet

Upper
Main
Main
Basement
Basement
Basement

10`8" x 8`11"
14`1" x 9`2"
7`9" x 3`0"
19`9" x 17`6"
12`0" x 8`0"
5`8" x 4`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

211053

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to 11 West Grove Common SW in West Spring, corner lot, only 2 and half years old with really good condition as new. Morden design with open floor plan. Fully build base ment make you have total 3,241 sq ft activities area. 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 nature lights. All doors come with 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 all of them. All compliances come with additional 5 years appliances warranties. Ease walk 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:
Property Listed By: **Pergola with covered
Century 21 Bravo Realty**

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







