

# \$1,250,000 - 186 West Grove Point Sw, Calgary

MLS® #A2260750

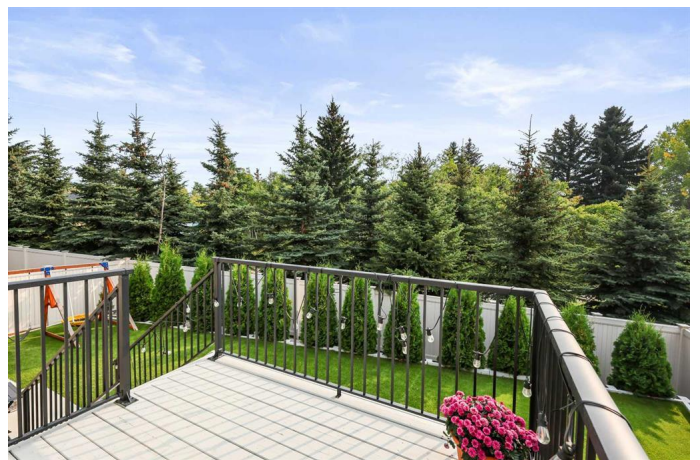
**\$1,250,000**

4 Bedroom, 4.00 Bathroom, 2,201 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

OPEN HOUSE OCT 11, 1 - 3 pm! Step into this luxurious offering in amazing West Springs! Close to trails and parks, and with a secluded, private backyard, this Cedarglen built home is a unique home that won't last long. Quartz countertops throughout, extended windows, central air conditioning, luxury vinyl plank flooring & hardieboard exterior are some key features. Walking into the home through the front door the living room/dining room combination has gorgeous views of the secluded backyard with massive extended height windows that brighten up the home. The kitchen has an island, stainless steel appliances, built-in microwave and gas stove, making it a chef's dream! There is a walk through pantry off the kitchen and a patio door to the deck. Coming in from the garage you can take your boots off in the spacious mud room. Going upstairs you'll find the primary bedroom on the left, overlooking the neighbouring acreage, with a well appointed 5 piece ensuite. The laundry room is conveniently located on the top floor. The large bonus room is a great place for a family hangout with a view to the north west. The basement is fully finished with a bedroom and 4 piece bathroom, and the large windows allow in lots of light. The back yard has artificial turf, and the front yard is done with rock, so the maintenance is a breeze. The exterior is finished with hardieboard, which is extremely resilient. The back deck has natural gas for your summer barbeques. The secluded private



backyard is the most attractive feature of this property!

Built in 2020

**Essential Information**

MLS® #	A2260750
Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,201
Acres	0.10
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	186 West Grove Point Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 1Y7

**Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	October 10th, 2025
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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