



**GRASSROOTS**

REALTY GROUP

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**4612 Grove Hill Road SW  
Calgary, Alberta**

**MLS # A2316228**



**\$1,799,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,727 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Blinds

Experience exceptional modern living in the heart of Glendale with this brand-new 5-bedroom, 5-bathroom detached home offering over 3,500 sq. ft. of thoughtfully designed living space. Scheduled for completion in mid-September 2026, this stunning residence combines timeless design and premium finishes. A welcoming foyer sets the tone as you enter the home, where a private front office provides the perfect space for working from home. The open-concept main floor is designed for both everyday living and entertaining, featuring a gourmet kitchen complete with modern appliances, a spacious island, and a convenient butler's pantry for additional storage and prep space. The adjoining dining area flows seamlessly into the impressive great room, anchored by a cozy gas fireplace. A functional mudroom offers everyday convenience, while the expansive rear deck extends your living space outdoors for summer gatherings and relaxation. Upstairs, the luxurious primary retreat is highlighted by soaring vaulted ceilings, a generous walk in closet, and a spa inspired 5 piece ensuite featuring dual vanities, a freestanding soaker tub, separate shower, and private water closet. The second bedroom enjoys its own 3 piece ensuite, while two additional bedrooms provide ample space for family members. Completing the upper level is a stunning vaulted bonus room, ideal for movie nights or a children's play area, along with a well appointed laundry room featuring a sink. The fully developed basement is designed for entertaining and recreation, boasting a spacious recreation room with a gas fireplace, a wet bar, a dedicated gym, a fifth bedroom ideal for guests, and a 3 piece bathroom. Adding to the home's appeal is a double attached garage, providing secure parking and extra storage space year round. Located in the highly sought after community of Glendale, this home offers

the perfect balance of peaceful residential living and urban convenience. Residents enjoy mature tree-lined streets, large lots, excellent schools, and quick access to downtown Calgary. Glendale's central location provides easy access to Westhills Shopping Centre, Signal Hill Centre, popular restaurants and caf&eacute;s, and convenient access to major routes including Sarcee Trail and 17th Avenue SW. This is a rare opportunity to secure a brand-new luxury home in an established inner-city neighbourhood before completion.