



GRASSROOTS
REALTY GROUP

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8 West Grove Link SW
Calgary, Alberta

MLS # A2328616



\$1,225,000

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,433 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, No Back Lane, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

Inclusions: N/A

Former Cedarglen Homes show home with lots of upgrades and extra features, welcome to this 2432 sqft and finished basement single family home in prestige West Spring. It features central air condition, 9 feet ceiling on the main floor, quartz counter tops in the kitchen and bathrooms, knockdown ceiling, LVP flooring, two tone cabinets, wrought iron spindles railings on the stairs, 8 feet height doors on the main floor, and upgraded lighting package. Upper floor with 3 large bedrooms, large ensuite with double vanity sinks, beautiful standalone bathtub, tiled shower with glass door, and large walk-in closet. Additionally, it has a large bonus room, space computer area / office, main bath is a compartment bathroom with double vanity sinks and separated shower and toilet, and upper floor laundry room. Main floor with good size den with window, large and bright living room with fireplace, spacious mud room with sitting bench and coat hook, and nice butler pantry. Kitchen with chimney hood fan, built in microwave, extended higher cabinets and stainless-steel appliances, and large dining area with sliding door to sunny deck. Basement has been fully finished with huge recreation room, extra bedroom, and full bathroom. It closes to playground, shopping, school, and easy access to major roads. ** 8 West Grove Link SW **