



GRASSROOTS
REALTY GROUP

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**16 West Grove Link SW
Calgary, Alberta**

MLS # A2329009



\$1,249,999

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,176 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this exceptional 2-storey home built in 2022, offering the perfect blend of modern design, space, and versatility. Thoughtfully designed with an open-concept floor plan, this bright and inviting home is filled with natural light, creating a warm and welcoming atmosphere throughout. Whether you're looking for a family home or a property with income-generating potential, this residence checks all the boxes. The main floor features a spacious bedroom and a full bathroom, making it ideal for guests, extended family members, or a convenient home office. The heart of the home is the expansive living, dining, and kitchen area, where the open layout provides the perfect setting for everyday living and entertaining. Upstairs, you'll find four generously sized bedrooms and two full bathrooms, including a comfortable primary retreat. A large family/bonus room adds even more functional living space, perfect for movie nights, a children's play area, or a home workspace. In addition, this home comes with a new air conditioner. Adding incredible value to this property is the fully developed legal basement suite, complete with two bedrooms, a separate entrance, and its own private laundry facilities. This self-contained space offers an excellent mortgage helper opportunity or a comfortable living arrangement for extended family members. The furniture setup in the basement is negotiable, providing flexibility for the new owner. Outside, enjoy a private backyard that offers plenty of room for relaxation, family gatherings, and outdoor activities. Conveniently located close to shopping centres, restaurants, parks, schools, and other everyday amenities, this home also provides easy access to major roads and public transit, making commuting simple and convenient. This is a rare opportunity to own a modern, move-in-ready home with ample living space, premium functionality, and the

added benefit of a legal basement suite in a highly desirable location. Don't miss your chance to make this beautiful property your next home. Contact us today to book your private viewing.