



GRASSROOTS
REALTY GROUP

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111 West Grove Gate SW
Calgary, Alberta

MLS # A2343392



\$1,319,880

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,437 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, 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:	Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	NA		

Brand-new build 4-bedroom in the sought-after community of West Grove Estate! Open-concept main floor features wide-plank engineered hardwood and soaring open-to-above ceilings, plus a chef's kitchen with waterfall quartz island, gorgeous oak wood cabinetry, gas cooktop, built-in wall oven, and brass pendant lighting. Dining room boasts a custom built-in wine cabinet. Main floor flex room/office with custom black-framed glass partition wall. Upstairs, the primary suite features a feature wall, 5 pcs ensuite, and a walk-in closet with built-in drawers that connects directly to the upper floor laundry room, plus two additional generously sized bedrooms. Basement offers a separate side entrance, a fourth bedroom, full bathroom, spacious living/rec area, a sleek wet bar, and a glass-walled home gym. West-facing backyard with stamped concrete patio, matte black hardware, air conditioning, and many premium upgrades throughout. A must-see!