



GRASSROOTS
REALTY GROUP

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12 Bighorn Grove SW
Calgary, Alberta

MLS # A2347843



\$869,900

Division:	Alpine Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,005 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: None

Welcome to 12 Bighorn Grove SW, the beautifully appointed Hemlok by Hopewell Residential in Calgary's Alpine Park. Offering over 2,000 sq. ft. above grade, with 3 bedrooms and 2.5 bathrooms, this home blends Farmhouse-inspired architecture with elevated finishes and everyday functionality. Positioned on an exceptional pie-lot spanning nearly 3,800 square feet with ideal south-exposure, this home is beautiful both inside and out. A welcoming covered front veranda introduces a bright main level with upgraded flooring, designer lighting and an open-to-above staircase that creates an airy sense of space. The front dining room offers a comfortable setting for everyday meals and entertaining, while a separate flex room with a French door is ideal for a home office, study or quiet retreat. The adjoining lifestyle room features a central electric fireplace with a custom mantel and tiled feature wall that perfectly anchors the main level living space. At the rear, the upgraded kitchen showcases Kingswood cabinetry, quartz countertops, a custom hood fan, Blanco sink, matte black fixtures and hardware, and a spacious oversized island with seating. A dedicated pantry provides convenient storage, while extensive pot lights, upgraded railings and carefully selected tile finishes enhance the polished interior. A convenient powder room and rear mudroom with direct access to the attached garage complete the main level. Open railings lead to the upper level, where a central loft space intelligently separates the primary retreat from secondary rooms. The primary retreat features a raised ceiling with a designer chandelier, a walk-in closet, and a spa-inspired 5-piece ensuite with a freestanding soaker tub, a fully tiled shower with a niche, and a full-height double vanity. Two additional bedrooms and a full bathroom offer space for family or guests, while the

central loft provides a versatile second living area for movie nights, reading or relaxing. The open-to-below staircase, dedicated laundry room and upgraded carpet and railings complete the upper level. The basement offers excellent future development potential with a separate side entrance and suite rough-ins (subject to local municipality approval). Additional thoughtful features include a media wiring package, solar-ready wiring, BBQ gas line & gas range rough-ins. Outside, a 165 sq. ft. rear deck provides a welcoming space for outdoor dining, morning coffee and summer entertaining. The rear-attached double garage offers secure parking and additional storage with a man door providing direct access to the backyard. Situated in southwest Calgary’s growing Alpine Park, the home is surrounded by walkable streets, parks, green spaces, pathways and playgrounds, with everyday conveniences close by. With its distinctive layout, thoughtful upgrades and inviting indoor-outdoor spaces, the Hemlok offers modern comfort and timeless style in a connected community. Please note: The property is under construction.