

**226 West Grove Point SW**  
**Calgary, Alberta**
**MLS # A2266460**

**\$1,195,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | West Springs           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,346 sq.ft.           | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |                                                                                                                                                                                       |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | High Efficiency, Natural Gas                                                                                                                                                          | <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>   | Composite Siding, Stone, Wood Frame                                                                                                                                                   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                   |                   |     |

Welcome to 226 West Grove Point SW—a modern estate home where elegance meets comfort. Built in 2017 in the heart of West Springs, this impressive 5-bedroom, 3.5-bath residence spans 3,242 sq. ft. of meticulously upgraded living space. Step inside to discover open, high-ceiling living and formal dining areas designed for both grand entertaining and everyday comfort. The bright, inviting main floor centers around a cozy gas fireplace in the family room, setting the perfect scene for gatherings. Culinary enthusiasts will appreciate the chef’s kitchen, complete with an oversized quartz island, high-end gas range, large built-in fridge, and upgraded cabinetry—ideal for meal prep and even a casual breakfast nook. Retreat upstairs to the luxurious master suite, featuring with an oversized shower and a walk-in closet. Three additional spacious bedrooms, boasting large walk-in closets, provide ample room for family and guests. The walk-up finished basement is thoughtfully designed to suit your lifestyle, offering a cozy entertainment area perfect for movie nights, an extra bathroom, and a guest bedroom. Outside, the south-facing backyard shines with natural light. A deck and patio create an ideal setting for summer barbecues, alfresco dining, or simply relaxing with family. Located just minutes from top-rated schools, Downtown, and the University of Calgary, as well as vibrant dining, parks, and walking trails, this home isn’t just a place to live—it’s a lifestyle. Begin your next chapter at 226 West Grove Point SW. Book your showing today!