

12 West Grove Link SW
Calgary, Alberta

MLS # A2269918



\$1,195,000

Division:	West Springs		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,680 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Wet Bar		

Inclusions: None

This is the former Cedarglen Westgrove Showhome that still shows like new! Perfect for a large family (nearly 2700 sf above grade) there are 4 bedrooms up, plus a 3rd floor loft that has a half bath and an outdoor patio with tremendous VIEWS to the west! The main level also boasts a den area plus a stunning chef-grade kitchen and spacious great room. Also, the mudroom from the garage has ample room with a versatile sink! The lower level is fully finished by the builder and features a rec room, another bedroom plus a full bath! Enjoy all the showhome upgrades such as professional colors/decorations, fully finished garage (used as the sales center) with electric heating, exterior "Gemstone" soffit lights, central AC, massive deck, etc. all in this nearly 3300 sf of total developed living space boasting 5 bedrooms and 5 baths! This house presents fantastic value-don't miss out!