

# \$1,200,000 - 186 West Grove Point Sw, Calgary

MLS® #A2260750

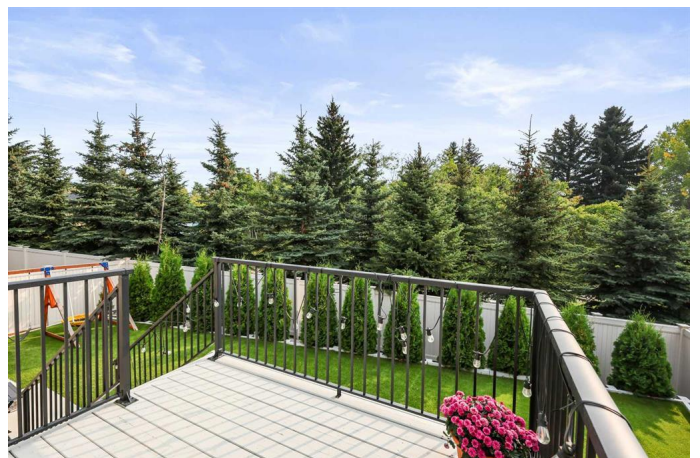
**\$1,200,000**

4 Bedroom, 4.00 Bathroom, 2,201 sqft

Residential on 0.10 Acres

West Springs, Calgary, Alberta

OPEN HOUSE OCT 25, 12 - 2 pm! Step into this luxurious offering in amazing West Springs! Close to trails and parks, and with a secluded, private backyard, this Cedarglen built home is a unique home that won't last long. Quartz countertops throughout, extended windows, central air conditioning, luxury vinyl plank flooring & hardieboard exterior are some key features. Walking into the home through the front door the living room/dining room combination has gorgeous views of the secluded backyard with massive extended height windows that brighten up the home. The kitchen has an island, stainless steel appliances, built-in microwave and gas stove, making it a chef's dream! There is a walk through pantry off the kitchen and a patio door to the deck. Coming in from the garage you can take your boots off in the spacious mud room. Going upstairs you'll find the primary bedroom on the left, overlooking the neighbouring acreage, with a well appointed 5 piece ensuite. The laundry room is conveniently located on the top floor. The large bonus room is a great place for a family hangout with a view to the north west. The basement is fully finished with a bedroom and 4 piece bathroom, and the large windows allow in lots of light. The back yard has artificial turf, and the front yard is done with rock, so the maintenance is a breeze. The exterior is finished with hardieboard, which is extremely resilient. The back deck has natural gas for your summer barbeques. The secluded private



backyard is the most attractive feature of this property!

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260750    |
| Price          | \$1,200,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,201       |
| Acres          | 0.10        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 186 West Grove Point Sw |
| Subdivision | West Springs            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 1Y7                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Kitchen Island                                                |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central, Forced Air, Natural Gas                              |
| Cooling           | Central Air                                                   |

|                 |                       |
|-----------------|-----------------------|
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Electric, Living Room |
| Has Basement    | Yes                   |
| Basement        | Full                  |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description   | Back Yard                  |
| Roof              | Asphalt Shingle            |
| Construction      | Cement Fiber Board         |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 16                 |
| Zoning         | R-G                |
| HOA Fees       | 200                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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