

\$1,569,900 - 22 West Grove Way Sw, Calgary

MLS® #A2220606

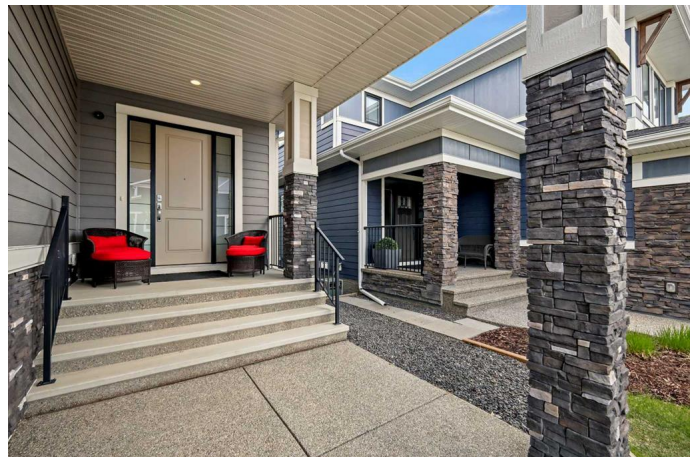
\$1,569,900

4 Bedroom, 4.00 Bathroom, 2,805 sqft

Residential on 0.11 Acres

West Springs, Calgary, Alberta

Discover luxury in this executive, custom-built two-story home with a walkout basement in show home condition. Designed with 9-ft ceilings on all three levels, this stunning residence boasts extensive upgrades and backs onto a serene park for privacy and breathtaking views. Step inside to a formal living room that sets the stage for elegance. The gourmet kitchen is a chef's dream, featuring a huge island with breakfast bar, quartz countertops, and designer tile backsplash. Equipped with top-tier stainless steel appliances, it seamlessly flows into a spacious dining area and great room, where a gas fireplace and built-in bar create a warm, inviting ambiance. Glass patio doors lead to a large deck overlooking the park, ideal for outdoor gatherings. A private office with glass doors, a stylish two-piece powder room, and a huge mudroom with built-ins and a walk-in closet complete this level. Ascend the gorgeous spiral staircase to a large bonus room—perfect for a media or family space. The spacious primary bedroom is a true retreat, featuring a luxurious five-piece spa-inspired ensuite with a soaker tub, oversized shower, and a huge walk-through closet with built-ins, leading directly to the upstairs laundry room with a sink. Two additional oversized bedrooms, each with walk-in closets, share a beautifully appointed five-piece main bathroom. The fully finished walkout basement is the perfect place for entertaining. The large family room with a



luxurious electric fireplace is adjacent to a recreation area complete with a bar fridge. An additional bedroom and 3 piece bathroom complete the basement. Step outside onto the covered patio and enjoy the beautifully landscaped yard and tranquil park views. Additional highlights include two furnaces for optimal comfort, air conditioning on the second floor, a Rinnai instant tankless water heater with a water filtration system, and an oversized attached double garage. Located in the prestigious West Grove community, this home sits in a quiet, sought-after location. An exceptional family home offering outstanding valueâ€”pride of ownership is evident throughout. A must see executive home!

Built in 2017

Essential Information

MLS® #	A2220606
Price	\$1,569,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,805
Acres	0.11
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	22 West Grove Way Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 1Y8

Amenities

Amenities Other
Parking Spaces 2
Parking Double Garage Attached, Driveway, Garage Door Opener, Insulated, Aggregate
of Garages 2

Interior

Interior Features Bar, Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)
Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling Central Air, Partial
Fireplace Yes
of Fireplaces 2
Fireplaces Basement, Electric, Gas, Great Room
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features Private Yard, Rain Gutters
Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Street Lighting, Sloped
Roof Asphalt Shingle
Construction Stone, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 16th, 2025
Days on Market 11
Zoning R-G
HOA Fees 200
HOA Fees Freq. ANN

Listing Details

Listing Office Greater Property Group

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.