

# \$1,249,000 - 30 West Grove Mews Sw, Calgary

MLS® #A2243251

**\$1,249,000**

4 Bedroom, 4.00 Bathroom, 2,334 sqft

Residential on 0.11 Acres

West Springs, Calgary, Alberta

Welcome to your dream home in a serene Calgary cul-de-sac, where modern luxury meets family-friendly living in this meticulously upgraded Cedarglen-built residence. Nestled in a quiet neighborhood with young families and retirees, this home offers elevated ceilings across all floors for an airy ambiance, LED lighting with a 3-year lifespan, and smart switches for phone-controlled lighting. Custom shelving adorns all closets and pantries, while wireless signal boosters, upgraded CAT ethernet cabling, and a home security system ensure connectivity and peace of mind. Energy-efficient appliances, including a low-water-use dishwasher and washer/dryer, a reverse osmosis system for purified drinking water, and a soft water system enhance daily living. The living room dazzles with a gas fireplace featuring floor-to-ceiling tile, a reinforced TV wall with in-wall cable management, and seven additional windows for abundant light, while the gourmet kitchen boasts a stone sink, upgraded gas stove, and built-in garbage/recycling/compost. ALL NEW CARPET THROUGHOUT! The master suite is an oasis with a custom cabinetry walk-in closet and a spa-inspired ensuite with his-and-her elevated sinks, a fully tiled shower with starphire crystal glass, a bench, and a luxurious tiled bathtub with a full-wall mirror and barn-door entry. The expansive bonus room, with vaulted ceilings, surround sound, and an enlarged layout over the garage, is perfect for gatherings. The basement offers



rubber flooring and mirrors for a home gym, plus a quartz countertop, sink, and storage in a versatile fourth “bedroom” (currently an art room) with a reinforced TV wall. Additional upgrades include a central vacuum system, multi-zone A/C and heating with separate thermostats, upgraded easy-clean toilets, blackout blinds in all bedrooms, and a his-and-her laundry station. Outside, two stone garden beds and an irrigation system await your personal touch. Located steps from a bus stop and within walking distance or a 3-5 minute drive to shops, schools, and amenities, this home is just 10-15 minutes from downtown Calgary and 45 minutes to the mountains, with Banff just over an hour away. In a growing community, this exceptional home blends cutting-edge upgrades with warmth and convenience. Schedule your private viewing today!

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243251    |
| Price          | \$1,249,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,334       |
| Acres          | 0.11        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 30 West Grove Mews Sw |
| Subdivision | West Springs          |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 2B1 |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### **Interior**

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Pantry, Smart Home, Storage, Wired for Data, Wired for Sound  |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings |
| Heating           | Forced Air                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                     |
| Fireplaces        | Decorative, Gas, Living Room, See Remarks                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                        |

### **Exterior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Storage                                                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Stone, Stucco, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 6               |
| Zoning         | R-G             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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