

# \$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	4
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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