# \$1,049,000 - 262 West Grove Lane Sw, Calgary

MLS® #A2214083

# \$1,049,000

3 Bedroom, 3.00 Bathroom, 2,029 sqft Residential on 0.08 Acres

West Springs, Calgary, Alberta

Welcome to 262 West Grove Lane, where elegance meets everyday functionality in a home designed to impress from the very first step inside. Say hello to "The Nanton―, one of Cedarglen Homes' newest modelsâ€"an inspired blend of architectural drama and thoughtful comfort. The heart of the home is the soaring open-to-below living room, where natural light cascades down two stories of the fully tiled sleek electric fireplace, creating a breathtaking focal point that radiates warmth and sophistication. The main floor features a flex space tucked behind barn doors offering the perfect space to focus or create. The gourmet kitchen is a seamless extension of the open-concept layout, anchored by a spacious walk-in pantry. You'll receive an appliance allowance of \$8,954 to be used at the builder's preferred supplier, giving you the freedom to tailor your kitchen with style and substance. The dining nook is bright and beautifulâ€"flowing effortlessly onto a finished deck complete with a BBQ gas line. The outdoor space is ideal for hosting summer evenings with family and friends. Upstairs, retreat to a fully enclosed bonus roomâ€"your private media lounge, home office, or sanctuary away from the hustle. Three generous bedrooms await, including a primary suite designed to indulge: a luxurious 5-piece ensuite with soaker tub, glass-encased custom shower, dual vanities, and a walk-in closet built to handle all seasons of style. An upstairs laundry room ensures life's routines are







appeal is just as strong, thanks to the durability and timeless beauty of James Hardie fiber cement siding. A double attached garage adds daily convenience, while the side entrance to the unfinished basement (with 3-piece rough-in) opens the door to endless customizationâ€"future suite (subject to approval and permitting by the city/municipality), home gym, or games roomâ€"the choice is yours. Plus, the builder is offering up to \$5,000 towards landscapingâ€"yours to use within the first year of possession to make the yard your own personal retreat. Set in the sought-after Encore II community of West Grove, this home pairs modern design with a location that keeps you close to the city's best schools, parks, and west-end amenities. Move-in ready by June 24, 2025, your new chapter begins here. This brand new property isn't just a homeâ€"it's a launchpad for the lifestyle you've been waiting for. Book your showing today. \*\*Please note: Photos are from a different property of the same model. Interior finishings are different - refer to the last photo for the exact selections in this home.

handled with ease and convenience. The curb

#### Built in 2024

## **Essential Information**

MLS® # A2214083 Price \$1,049,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 2,029 Acres 0.08 Year Built 2024

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 262 West Grove Lane Sw

Subdivision West Springs

City Calgary
County Calgary
Province Alberta
Postal Code T3H 6K7

# **Amenities**

Amenities Park, Playground

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate

Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Appliances See Remarks

Heating High Efficiency, Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Exterior Entry, Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone

Foundation Poured Concrete

## **Additional Information**

Date Listed April 23rd, 2025

14

Days on Market

Zoning R-G

HOA Fees 200

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Royal LePage Benchmark

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