

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

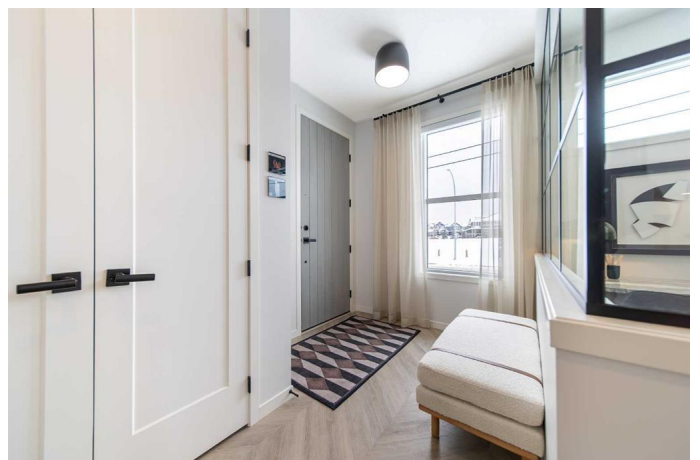
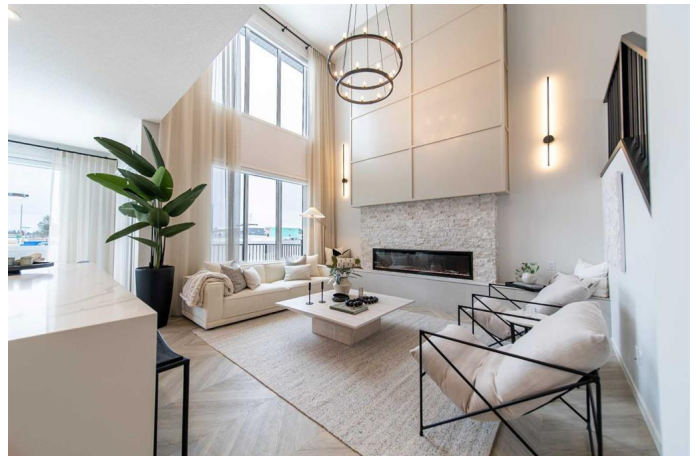
MLS® #A2214083

**\$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 models—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 beautiful—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 room—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



handled with ease and convenience. The curb 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 customization—future suite (subject to approval and permitting by the city/municipality), home gym, or games room—the choice is yours. Plus, the builder is offering up to \$5,000 towards landscaping—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 home—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.

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), Walk-In Closet(s), Tankless Hot Water
Appliances	See Remarks
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	1
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office          Royal LePage Benchmark

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