

# \$1,035,000 - 262 West Grove Lane Sw, Calgary

MLS® #A2214083

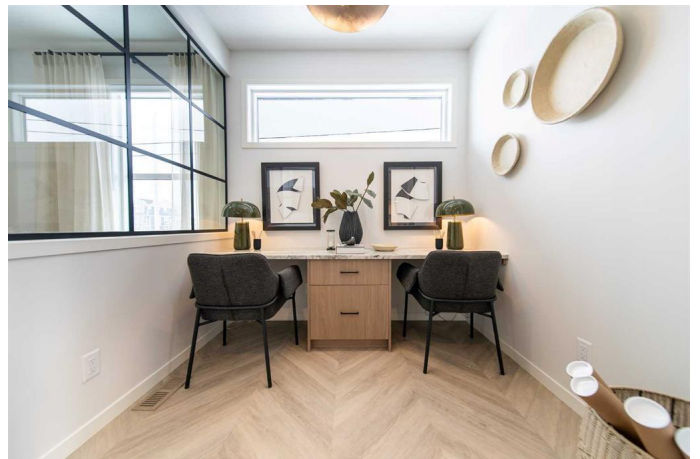
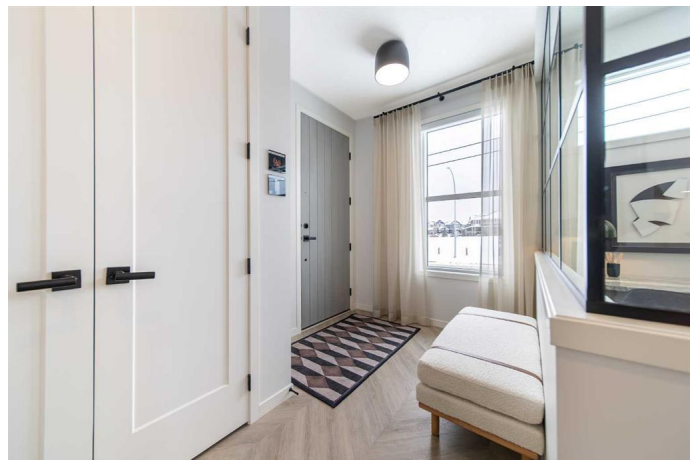
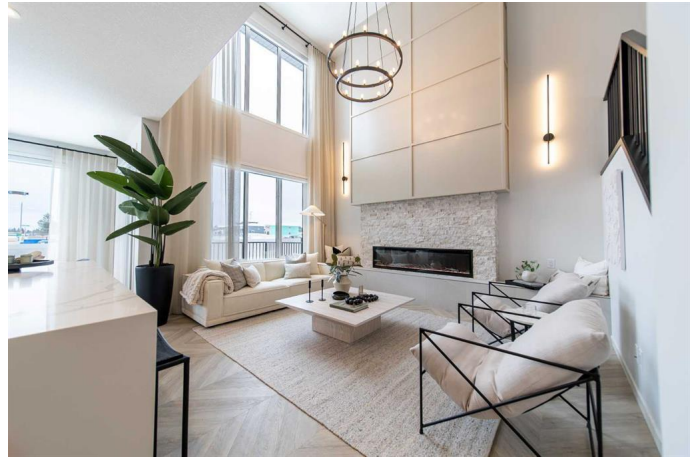
**\$1,035,000**

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 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 cityâ€™s best schools, parks, and west-end amenities. Move-in ready by June 24, 2025, your new chapter begins here. This brand new property isnâ€™t just a homeâ€”itâ€™s a launchpad for the lifestyle youâ€™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	\$1,035,000
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	Playground, Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	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), Double Vanity
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	Stone, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	37
Zoning	R-G
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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