

\$999,999 - 262 West Grove Lane Sw, Calgary

MLS® #A2250270

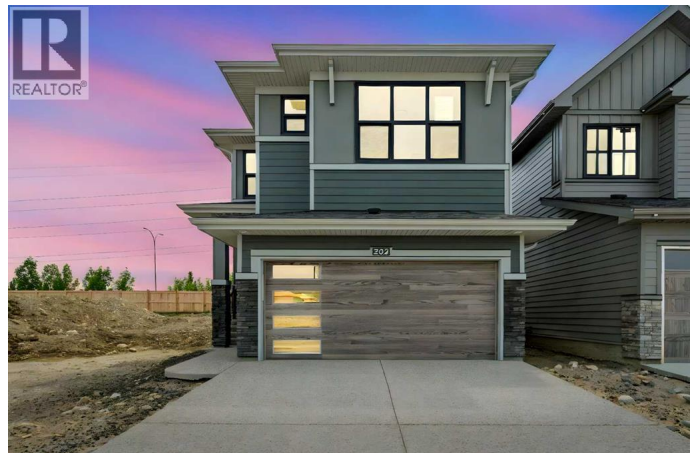
\$999,999

3 Bedroom, 3.00 Bathroom, 2,028 sqft

Single Family 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, 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. *Some photos are virtually staged* (id:6289)

Built in 2024

Essential Information

Listing #	A2250270
Price	\$999,999
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,028
Acres	0.08
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	262 West Grove Lane Sw
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Subdivision	West Springs
City	Calgary
Province	Alberta
Postal Code	T3H6K7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No neighbours behind, No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	See remarks
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Stone
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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