

\$1,025,000 - 262 West Grove Lane Sw, Calgary

MLS® #A2214083

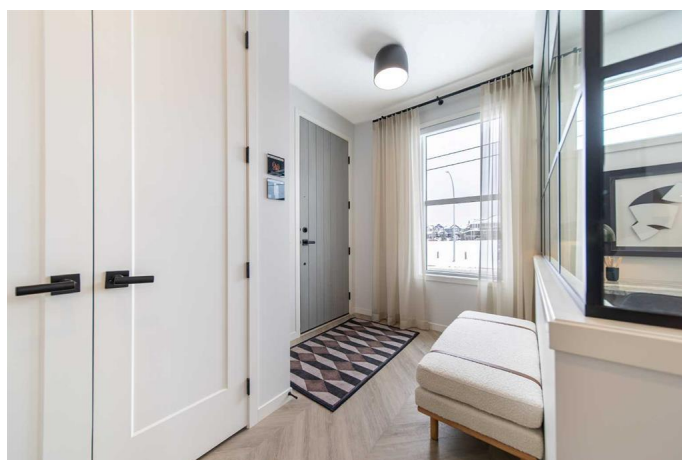
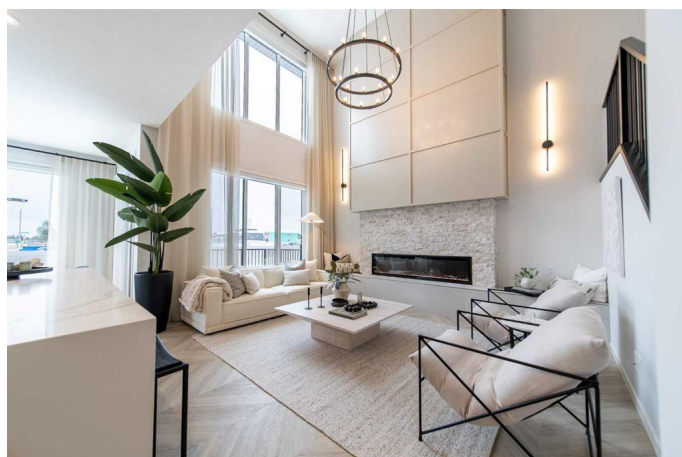
\$1,025,000

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 | \$1,025,000 |
| 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 |
| Days on Market | 62 |
| Zoning | R-G |
| HOA Fees | 200 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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