

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

MLS® #A2214083

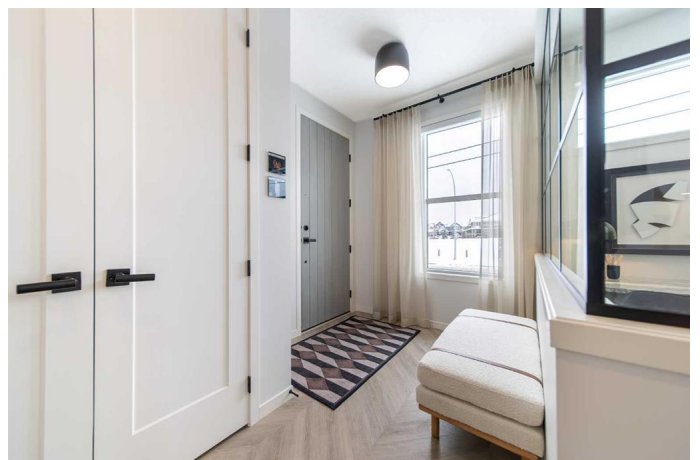
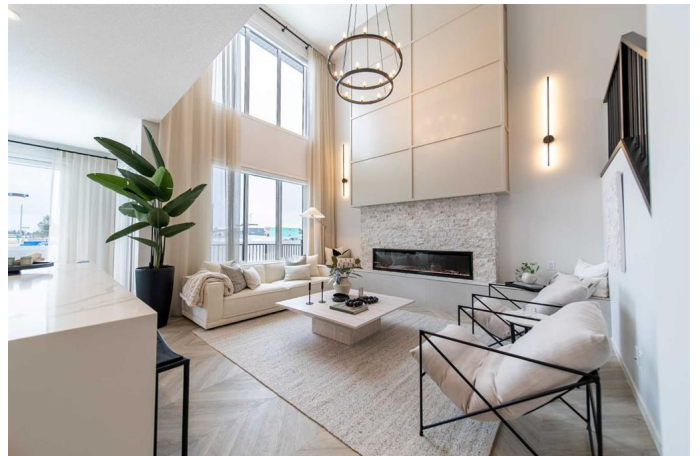
**\$1,049,000**

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), 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 | 9                |
| Zoning         | R-G              |
| HOA Fees       | 200              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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