

# \$1,010,000 - 262 West Grove Lane Sw, Calgary

MLS® #A2234688

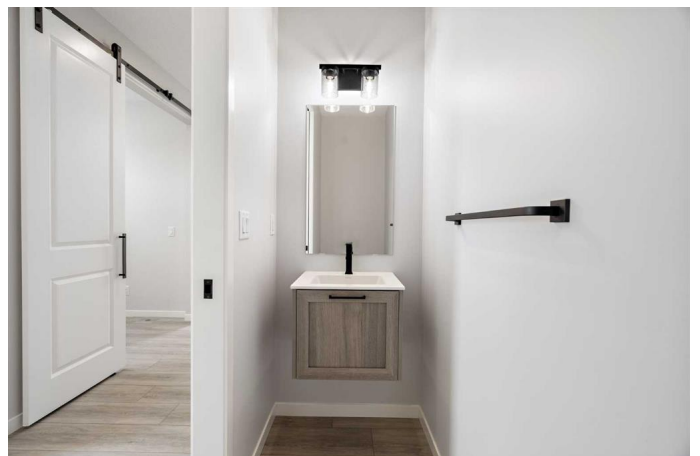
**\$1,010,000**

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.

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234688    |
| Price          | \$1,010,000 |
| 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 | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Sump Pump(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    | June 27th, 2025 |
| Days on Market | 17              |
| Zoning         | R-G             |
| HOA Fees       | 200             |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.