



## 210 west grove Lane Calgary Alberta

\$929,000

Newly Constructed in 2022 | Over 2,000 Sq. Ft. of Elegant Living | Comprehensive New Home Warranty | Fully Developed Basement | Sunny South-Facing Yard Welcome to this magnificent family residence crafted by Cedarglen Homes in the sought-after community of West Springs. Step inside to discover the luxurious touch of premium vinyl plank flooring underfoot, leading you through a home bathed in natural light thanks to the generous south-facing yard. Experience the heart of the home where the expansive main floor unfolds into a living space adorned with large, picturesque windows. The seamlessly integrated kitchen is a culinary delight, showcasing sophisticated cabinetry, a practical corner pantry, and a statement central island crowned with stylish pendant lighting. The gas cooktop is set against a stunning full-height tile backsplash, and with two dishwashers, hosting and clean-up are a breeze. Like electrical car !!there is a Charging pile in the garage. Ascend to a sunlit upper level where a spacious bonus room awaits behind French doors - the perfect spot for your home office, entertainment haven, or cozy movie nights. The master suite is a serene retreat featuring a sumptuous 5-piece ensuite. Two additional well-appointed bedrooms, a chic 4-piece bathroom, and a fully equipped laundry room complete this floor. The thoughtfully designed basement offers an extra bedroom, a 4-piece bathroom, and a recreation room - providing ample space for relaxation and play. Don't overlook the convenience of an EV charging station in the double car garage. Positioned within easy reach of top-rated West Spring schools, the French International School, and St. Joan of Arc School, this home also offers quick access to the new West Ring Road (part of Stony Trail), whisking you away to downtown, Banff, or Canmore. And for your peace of mind, the comprehensive new home warranty is the icing on the cake.

4pc Bathroom 8.17 Ft x 4.92 Ft  
Bedroom 10.75 Ft x 10.42 Ft  
Family room 21.67 Ft x 11.92 Ft  
2pc Bathroom 7.67 Ft x 3.00 Ft  
Dining room 13.67 Ft x 10.00 Ft  
Living room 13.67 Ft x 13.08 Ft

Bonus Room 17.92 Ft x 12.67 Ft  
5pc Bathroom 5.25 Ft x 10.08 Ft  
Laundry room 5.25 Ft x 6.58 Ft  
Bedroom 9.00 Ft x 10.92 Ft  
5pc Bathroom 10.92 Ft x 9.75 Ft

Primary Bedroom 13.50 Ft x 13.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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FIRST PLACE REALTY



See

**Mirror**

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Kitchen 9.33 Ft x 18.25 Ft

Bedroom 11.50 Ft x 9.25 Ft