



262 West Grove Lane Calgary Alberta

\$1,025,000

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 game...

2pc Bathroom Measurements not available

Den 7.92 Ft x 6.83 Ft

Other 9.33 Ft x 7.67 Ft

Other 13.58 Ft x 11.08 Ft

Living room 14.92 Ft x 14.58 Ft

Dining room 11.50 Ft x 10.92 Ft

5pc Bathroom Measurements not available

Bedroom 9.92 Ft x 9.17 Ft

4pc Bathroom Measurements not available

Bedroom 10.50 Ft x 9.08 Ft

Laundry room 6.08 Ft x 9.92 Ft

Bonus Room 11.92 Ft x 11.17 Ft

a

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<https://www.jennadrummond.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

