



# 218 West Grove Lane Calgary Alberta

\$1,039,000

In the heart of West Grove, where family living meets elevated design, this 5 bedroom, 3.5 bath home delivers the perfect balance of warmth, versatility, and modern style. Every inch of its 2857 sq. ft. of developed living space has been thoughtfully designed for real life - where entertaining, relaxing, and everyday moments unfold effortlessly. Step inside and feel the natural flow of the open-concept main floor - anchored by floor-to-ceiling glass sliding doors that bathe the space in light and extend seamlessly to a large backyard deck, creating a beautiful connection between indoors and out. The great room's electric FIREPLACE adds a cozy center piece for evenings in, while the kitchen shines with two-toned cabinetry, white QUARTZ countertops, and pot lighting that elevates the ambiance. Choose your own appliances at the builder's supplier with an allowance of \$8954. A large pantry and mudroom add practical function for busy mornings and grocery hauls, and a main floor FLEX ROOM offers the ideal space for a home office, playroom, or creative studio. Upstairs, the home's sense of spaciousness continues. The primary suite is a peaceful retreat with a spa-inspired ensuite featuring a SOAKER TUB, glass shower, DOUBLE VANITY, and private water closet - plus a GENEROUS WALK IN CLOSET and easy access to the upper-level laundry room. A central bonus room invites family movie nights or a cozy reading nook, while THREE additional bedrooms and a dual-sink main bath ensure everyone has space and privacy. Downstairs, a FULLY DEVELOPED BASEMENT with a SIDE ENTRANCE adds even more flexibility. The expansive rec room can transform into a home gym, games area, or theatre, while the 5TH BEDROOM and full bathroom make this level ideal for guests, teens, or extended family. With its bright open floor plan, stylish finishes, and thoughtful family-centered design, this West Grove ge...

Family room 27.42 Ft x 11.83 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Bedroom 11.67 Ft x 9.42 Ft  
 Den 8.50 Ft x 10.92 Ft  
 Other 8.50 Ft x 6.50 Ft  
 2pc Bathroom .00 Ft x .00 Ft

Bedroom 11.25 Ft x 8.92 Ft  
 Bedroom 10.58 Ft x 8.58 Ft  
 5pc Bathroom .00 Ft x .00 Ft  
 Bedroom 10.08 Ft x 10.17 Ft  
 Bonus Room 12.42 Ft x 13.00 Ft  
 Laundry room 9.00 Ft x 5.83 Ft

Listing Presented By:



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Kitchen 17.33 Ft x 9.33 Ft

Dining room 13.67 Ft x 7.58 Ft

Living room 12.58 Ft x 13.50 Ft

Primary Bedroom 13.50 Ft x 11.75 Ft

5pc Bathroom .00 Ft x .00 Ft