



GRASSROOTS
REALTY GROUP

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345 West Grove Lane SW
Calgary, Alberta

MLS # A2346571

\$1,299,999



Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,029 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot, See Remarks		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Suite appliances: Dishwasher, Microwave Hood Fan, Electric Stove, Refrigerator, Washer/Dryer		

OPEN HOUSE SUNDAY OCTOBER 4 AT 2:00PM - 4:00PM Wow... Just WOW! This former SHOW HOME by Cedarglen Homes is the Nanton 24 model, set on a CORNER LOT in West Grove Estates and designed to impress from the moment you walk in. With over 2000 sqft above grade, a 2 BEDROOM LEGAL SUITE, DOUBLE ATTACHED GARAGE, CENTRAL A/C, and an unforgettable OPEN TO ABOVE living room, this home feels special in all the right ways. The main floor immediately sets the tone. A dedicated front OFFICE is framed with black glass detailing, creating a workspace that feels connected while still offering separation. From here, the layout opens beautifully into the kitchen, dining, and living areas, surrounded by soaring ceilings and incredible natural light. The kitchen is warm and inviting with full-height cabinetry, a large central island, quartz counters, SS appliances, and a WALK-IN PANTRY nearby. There is plenty of room to gather around the island, while the dining area sits alongside large windows overlooking the backyard. Then there is the living room. The dramatic OPEN TO ABOVE design brings incredible height and light while creating a true architectural focal point. A floor-to-ceiling feature wall is anchored by a FIREPLACE with stone detailing, oversized windows extend toward the second level, and statement lighting completes the space. Imagine hosting family and friends here for life's special moments. A mudroom off the DOUBLE ATTACHED GARAGE keeps daily routines organized, while the powder room is tucked away for privacy. Upstairs, an open railing overlooks the living room below and keeps the home feeling connected. The BONUS ROOM creates a comfortable second living space for movie nights, kids, or quiet evenings. Two secondary bedrooms share a full bath, and UPPER FLOOR LAUNDRY is right where you

want it. The primary bedroom is bright and generously sized with a WALK-IN CLOSET and a beautiful ensuite featuring dual sinks, extensive tilework, a large shower, and statement FREESTANDING TUB. Downstairs adds even more versatility with a 2 BEDROOM LEGAL SUITE featuring its own kitchen, living area, full bath, laundry, and storage. Perfect for extended family, older children, guests, or added flexibility over the years. Outside, the CORNER LOT offers added privacy with GREEN SPACE across the street, while the EAST FACING BACKYARD is ready to enjoy with landscaping already in place. West Grove Estates puts pathways, parks, schools, shopping, dining, and Calgary's west-side amenities close at hand. Every part of this home feels intentional, from the way the spaces connect to the flexibility built into each level. It is a home designed to be lived in and loved. Come experience this beautiful former show home for yourself!