345 West Grove Lane SW

Calgary | Active | MLS® A2346571

$1,288,800









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2024**	**2,029.12 sq. ft.**

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Listed by Royal LePage Benchmark

A closer look

OPEN HOUSE SATURDAY, NOV 21 FROM 11AM- 1PM | 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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346571
Bedrooms	5
Bathrooms	4
Year Built	2024
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,029.12 sq. ft.
Main Level Finished Area:	959.25 sq. ft.
Upper Level Finished Area:	1,069.87 sq. ft.
Below Grade Finished Area:	864.66 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,299 sq. ft.
Lot Frontage:	28'4¼"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2024 (Age: 2)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2510270
Heating:	High Efficiency, Forced Air

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room, Multiple Locations, Upper Level
HOA Fee:	$200.00
City Quadrant:	Southwest
Community:	West Springs
Amenities:	Park, Playground
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	Suite appliances: Dishwasher, Microwave Hood Fan, Electric Stove, Refrigerator, Washer/Dryer
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 10'11" × 7'5" ·

Main Floor	Kitchen · 15'10" × 11' ·
Main Floor	Living Room · 15'6" × 11'11" ·
Main Floor	Office · 7'9" × 7' ·
Upper Level	Bedroom · 10'6" × 9'1" ·
Upper Level	Bedroom · 10'1" × 9'1" ·
Upper Level	Bonus Room · 15'4" × 11'1" ·
Upper Level	Laundry · 9'11" × 6'1" ·
Upper Level	Bedroom - Primary · 16'6" × 13'6" ·
Suite	Bedroom · 9'6" × 9'6" ·
Suite	Bedroom · 11'9" × 11'5" ·
Suite	Kitchen · 11'9" × 11'4" ·
Suite	Game Room · 13'6" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior 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)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Corner Lot, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-G
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/345-west-grove-lane-sw-calgary-a2346571/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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