

111 Walgrove Green SE  
Calgary, Alberta

MLS # A2187666



## \$909,000

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,531 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

New PRICE! This remarkable property offers over 3,300 sq. ft. of living space, backing onto a wooded area, with a fully finished basement and a tandem garage accommodating three cars. Nestled on a quiet street in the desirable community of Walden, this home is perfect for modern family living. The open-concept main floor boasts a cozy gas fireplace and large windows that frame stunning views of the serene wooded area. The stylish kitchen is a chef's dream, featuring a gas range, quartz countertops, and a central island, perfect for cooking and entertaining. A private main-floor office, enclosed by a rustic barn-style door, provides an ideal work-from-home or study space. Step outside to enjoy the newly built deck and beautifully landscaped, low-maintenance backyard designed for privacy and relaxation. Upstairs, discover three generously sized bedrooms, including a luxurious primary suite with a 5-piece ensuite offering dual sinks, a soaker tub, a walk-in shower, and a private water closet. The front bonus room with vaulted ceilings serves as a bright and inviting retreat, while the conveniently located laundry room enhances functionality. The fully finished basement expands your living space with a spacious recreation room, an additional bedroom, and a full bathroom—perfect for guests or extended family. Located in the vibrant community of Walden, this home is steps from local shops, restaurants, coffee spots, grocery stores, and recreational activities, ensuring a lifestyle of convenience and enjoyment. **\*\*Don't miss this exceptional home! Book your private viewing today!**