



GRASSROOTS
REALTY GROUP

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560 Walgrove Boulevard SE
Calgary, Alberta

MLS # A2259381



\$949,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,370 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	Basement Dishwasher, Basement Electric Range, Basement Microwave Hood Fan, Basement Refrigerator, Basement Washer/Dryer Stacked		

WHEN A HOUSE STARTS OUT AS A SHOWHOME, YOU NOTICE—THE DETAILS ARE SHARPER, THE FINISHES BOLDER. This Homes by Avi build carries the kind of features you rarely see offered together—deliberate, dramatic, and designed to impress. Now, instead of open house hours, it’s ready for its first owner, with possession at the END OF NOVEMBER. The main floor begins with an office that doesn’t apologize for being front and center. Framed in GLASS-PANEL WALLS and finished in a bold black palette with a COFFERED CEILING overhead, it’s designed to be on display—equal parts workspace and showpiece. From there, herringbone-pattern LUXURY VINYL PLANK flooring pulls you through the open plan: past the WATERFALL QUARTZ ISLAND and Silgranit sink in the kitchen, into a dining area that opens through a three-panel glass door to the 14’ x 10’ DECK with gas line. The living room centers on a FIREPLACE FEATURE WALL clad in vertical wood slats stained to match the dark kitchen cabinetry, dramatic and grounding all at once. Upstairs, the BONUS ROOM vaults high, finished with a wet bar and fridge so the space lives just as easily for movie marathons as it does for casual evenings in. The master bedroom takes luxury further: DUAL VANITIES frame a SOAKER TUB beneath a wide window, paired with a glass shower that feels more spa than standard. From there, the flow continues into a walk-in closet fitted with CUSTOM WOOD SYSTEMS and large enough for a central bench—then on to a laundry room finished with COUNTER, SINK, AND CABINETRY that look as considered as the rest of the home. Two more bedrooms, each with their own walk-in closet, and a full bath round out the level. The lower level is fully finished as a LEGAL BASEMENT

SUITE, complete with its own kitchen, FULL APPLIANCE PACKAGE, laundry, and private entry. Independent systems—including a sub-panel and second furnace—make it practical and comfortable for multigenerational living, long-term guests, or rental income. This was never a standard build. A SPRINKLER SYSTEM, TANKLESS HOT WATER, 200-amp electrical service, GARAGE MAN DOOR, and AIR CONDITIONING confirm its showhome pedigree, while glass stair railings and designer finishes tie every floor together in one cohesive statement. Set on a SOUTH-FACING LOT in Walden, the location matches the home's intent. JUST A BLOCK FROM WALDEN PONDS, PATHWAYS, AND PARKS, it gives you instant access to trails and greenspace, while schools, shopping, and dining sit minutes away. Quick routes via Macleod Trail and Stoney keep the rest of the city in easy reach. Showhome polish. Real-life readiness. This one is complete from top to bottom.