



**191 Walgrove Manor SE**  
**Calgary, Alberta**

**MLS # A2278113**



**\$724,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,014 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, See Remarks		

**Inclusions:** na

Welcome to this beautifully designed home in the vibrant community of Walden, offering three bedrooms, a main-floor den, and 2.5 bathrooms—perfect for comfortable, everyday living. From the moment you step inside, you’ll notice the bright, open-concept layout that makes the main floor feel inviting and easy to live in. Natural light fills the space, highlighting a stylish kitchen complete with full-height cabinetry, quartz countertops, and stainless steel appliances—ideal whether you’re hosting friends or just enjoying a quiet night at home. The great room is warm and welcoming, centered around a modern fireplace that makes it a natural place to gather. A main-floor den adds flexibility, whether you need a home office, study space, or a quiet spot to unwind. You’ll also find a convenient powder room and a functional mudroom that helps keep things organized day to day. Upstairs, the primary bedroom offers a peaceful retreat with a tray ceiling, a spacious walk-in closet, and a spa-like ensuite designed for relaxing at the end of the day. Two additional bedrooms are well-sized for family or guests, and the bonus room provides extra living space for movie nights, playtime, or simply hanging out. A full bathroom and upper-level laundry make life that much easier. The unfinished basement is a blank canvas, ready for you to create whatever suits your lifestyle—whether that’s a home gym, rec room, or additional living space down the road. With its thoughtful layout and great location close to parks, pathways, and everyday amenities, this home offers a wonderful opportunity to settle into Walden. Photo gallery of a similar model; finishes may vary.