



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

919 Walgrove Boulevard SE  
Calgary, Alberta

MLS # A2294645



**\$649,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,485 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Storage		

**Inclusions:** N/A

\*\*\*OPEN HOUSE &ndash; Sunday, April 19, 2:00 - 4:00 PM\*\*\*Rare opportunity to own a TRUMAN-built home with a fully registered 1-bedroom legal basement suite in the sought-after community of Walden &mdash; complete with a private entrance, separate laundry, and excellent income potential as a mortgage helper or private space for extended family. Paired with a double detached garage and a beautifully finished open-concept layout, this move-in ready home offers exceptional value, flexibility, and lifestyle. The main level is thoughtfully designed with &quot; ceilings, luxury vinyl plank flooring, and bright, functional living spaces ideal for both daily living and entertaining. The chef-inspired kitchen is the heart of the home, featuring full-height cabinetry, soft-close doors and drawers, quartz countertops, stainless steel appliances, and a generous island with eating bar, all opening seamlessly to the dining area and great room. Upstairs, the elegant primary retreat showcases a tray ceiling, walk-in closet, and a beautifully appointed 4-piece ensuite. Two additional bedrooms, a full bathroom, and a convenient upper laundry area complete the upper level. Set within the established, master-planned community of Walden, this home enjoys easy access to Deerfoot Trail, Stoney Trail, nearby shopping, schools, playgrounds, pathways, and green spaces &mdash; making it an outstanding opportunity for both homeowners and investors alike.