



**49 Walgrove Bay SE**  
**Calgary, Alberta**

**MLS # A2301361**



**\$759,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,080 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully designed "Canyon" by Daytona Homes on a premium walkout lot backing onto peaceful greenspace, offering privacy and stunning views. One of the last of its kind in the established community of Walden. The main floor features a bright, open layout with a cozy fireplace and a dedicated tech area—perfect for working from home or daily organization. Upstairs, a central bonus room provides the ideal space for relaxing or entertaining, separating the three spacious bedrooms for added privacy. The primary bedroom is a true retreat, complete with a private balcony overlooking the greenspace and a luxurious 5-piece ensuite featuring dual sinks, a soaker tub, and a tiled shower. Two additional bedrooms and a convenient upstairs laundry room complete the upper level. With a double front attached garage and an undeveloped walkout basement ready for your vision, this home offers the perfect blend of functionality, comfort, and connection to nature. Photos representative.