



**193 Walgrove Terrace SE
Calgary, Alberta**

MLS # A2302341



\$849,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,579 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Bidet, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Tire Rack and Shelving in Garage, Fire Pit in Backyard

Backing onto a private treed reserve with a west-facing backyard, this Walden home delivers the rare combination of natural privacy and expansive interior space that families are often forced to choose between. Offering over 2,500 sq ft above grade, this thoughtfully designed home includes five bedrooms, a bonus room, and a walkout basement with a separate entrance—ideal for growing families who need both function and flexibility. *Some photos have been virtually staged. The main floor makes an immediate impression with a welcoming foyer and built-in sitting area. A main floor bedroom and full bathroom provide excellent versatility for guests, multi-generational living, or a dedicated home office. Everyday convenience is elevated with a mudroom featuring custom lockers and a walk-through pantry with MDF shelving, seamlessly connecting to the kitchen. The double attached garage ensures ample space for vehicles, storage, and all your gear. At the heart of the home, the kitchen is both stylish and highly functional, featuring a gas cooktop, chimney-style hood fan, wall-mount oven, quartz countertops, and a geometric tile backsplash. The design is completed with Scandinavian-inspired flat-panel cabinetry accented with warm wood tones and modern pendant lighting over the island. The adjacent living room is anchored by a gas fireplace, while the dining area leads directly to a rear deck with a gas line, perfect for outdoor entertaining. The fully landscaped and fenced yard backs directly onto trees, offering both privacy and a peaceful view. Upstairs, four generously sized bedrooms provide comfortable space for every family member. The bonus room showcases a stunning tray ceiling, and wrought iron railings enhance the open feel while allowing natural light to flow through. Both the bonus room and the primary bedroom

overlook the treed reserve, adding to the home's serene setting. The primary suite is a true retreat, featuring a tray ceiling, walk-through closet with built-in MDF shelving, and a spa-inspired ensuite complete with dual sinks, a standalone soaker tub, and a custom tile shower with both rain and handheld showerheads enclosed in full-height 10-mil glass. One of the secondary bedrooms includes its own private ensuite with a deep tub and tile surround, while the main bathroom also features a deep soaker tub with tile shower. A dedicated upper laundry room adds convenience with a sink, cabinetry, and top-loading washer. The walkout basement offers incredible future potential with its separate entrance, rough-in plumbing, and bright open layout, making it ideal for a future legal suite (subject to City approval), multi-generational living, or additional family space. Additional highlights include central air conditioning, Gemstone exterior lighting, professional cleaning throughout, and true move-in ready condition. This is a home designed not just for today—but for the way your family grows into the future.