



25 Walgrove Bay SE
Calgary, Alberta

MLS # A2302657



\$769,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,272 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

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

Inclusions: n/a

Welcome to "The Austyn" by Daytona Homes, a stunning home on a sunshine basement lot backing onto peaceful greenspace—offering privacy and scenic views. Enjoy seamless indoor-outdoor living with a rear deck and stairs leading to grade. The open-concept main floor features a large kitchen, walkthrough pantry, and a versatile den—perfect for working from home. An impressive open-to-above entry with elegant railing adds a grand first impression. Upstairs, you'll find a central bonus room, convenient laundry, and spacious bedrooms including a primary retreat with a walk-in closet and luxurious 5-piece ensuite. The basement features a "foundation, side entry, and 200 amp service, excellent for future development possibilities. Complete with a double front attached garage, this home blends function, style, and location perfectly. Photos are representative.