



GRASSROOTS

REALTY GROUP

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**462 Walgrove Way SE
Calgary, Alberta**

MLS # A2303333



\$589,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,619 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Soaking Tub, Storage		

Inclusions: N/A

****OPEN HOUSE Sunday April 26, 1-4pm**** Discover this exceptional home in the highly desirable community of Walden. Perfectly positioned on a west-facing lot with no homes directly in front, it offers rare, open sightlines down the street—creating an enhanced sense of space, privacy, and natural light. Step inside to a bright, inviting main floor highlighted by 9-foot ceilings and a versatile front living room. This flexible space adapts effortlessly to your lifestyle—ideal as a home office, formal dining room, or cozy reading retreat. A stylish partial wall connects it to the main living area, while a built-in privacy blind offers separation when desired. The modern kitchen impresses with quartz countertops, stainless steel appliances, and sleek cabinetry. The dining area flows seamlessly into the spacious family room, creating the perfect setting for both everyday living and entertaining. A well-designed mudroom leads to the deck and fully landscaped backyard—an ideal spot to enjoy warm summer afternoons and relaxing evenings. From here, you’ll also access the large double detached garage, offering ample room for two full-sized vehicles with space to spare. Upstairs, you’ll find three generous bedrooms, including a serene primary suite featuring a large west-facing window with no direct neighbours across the street, a bright walk-in closet with a window, and a private ensuite complete with a deep soaker tub and separate shower. Two additional bedrooms, a full 4-piece bathroom, and an upper-level laundry room provide comfort and convenience for busy households. A built-in countertop with overhead shelving at the top of the stairs adds smart extra storage. The unfinished basement offers excellent potential with a large window and roughed-in plumbing—ready for your future development vision. Additional upgrades include designer

blinds and curtains that elevate the home's style and ambiance. Located close to schools, shopping, parks, and transit, this home is an ideal fit for both growing and established families. Don't miss the opportunity to experience this standout property—book your showing today.