



GRASSROOTS

REALTY GROUP

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**8 Walgrove Green SE
Calgary, Alberta**

MLS # A2305547



\$675,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Garage Heater, Smart Doorbell

CORNER LOT | 4 BEDROOMS | FULLY DEVELOPED BASEMENT | HEATED OVERSIZED GARAGE | RV PARKING | Looking for a home that actually works for how you live day to day? This WELL-MAINTAINED FAMILY HOME IN WALDEN delivers the space, layout, and upgrades buyers are searching for — without compromise. Step inside to an OPEN-CONCEPT MAIN FLOOR with 9-FOOT CEILINGS and large windows that bring in TONS OF NATURAL LIGHT. The living room is anchored by a GAS FIREPLACE, creating a comfortable space to relax or gather with family. The kitchen is designed for real life — featuring QUARTZ COUNTERTOPS, stainless steel appliances, and an ISLAND WITH SEATING, plus plenty of prep space and storage to make everyday living easier. The large DINING AREA connects seamlessly to the main living space, while the kitchen offers direct access to the backyard deck — making it easy to move between indoor and outdoor living. Need a workspace? The small MAIN FLOOR OFFICE/FLEX SPACE gives you options — whether you're working from home or the kids need a place to study. Upstairs unwind in your spacious PRIMARY SUITE with walk-in closet and ensuite. Two additional bedrooms, a full bath, and UPPER-LEVEL LAUNDRY make this layout work for busy households. The FULLY DEVELOPED BASEMENT adds even more flexibility — with a 4TH BEDROOM, 3-PIECE ENSUITE, and REC SPACE that's ready for guests, teens, or movie nights. Outside is where this home really separates itself. Situated on a CORNER LOT, you get more space and a neighbour only on one side. Complete with a CUSTOM DECK, privacy screening, and a FIRE PIT area that becomes the place everyone gathers. Rear access offers space for RV parking. And then there's the garage

— A HEATED OVERSIZED GARAGE WITH 220V POWER and BUILT-IN STORAGE — perfect for anyone who needs workspace, storage, or just appreciates the upgrade. Additional features include TRIPLE PANE WINDOWS and AIR CONDITIONING, giving you comfort and efficiency year-round. Located just minutes from SHOPPING, SCHOOLS, PATHWAYS, and quick access to MACLEOD TRAIL & STONEY TRAIL, this is a home that makes daily life easier.