



GRASSROOTS
REALTY GROUP

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199 Walgrove Manor SE
Calgary, Alberta

MLS # A2306662



\$719,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,143 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Double Vanity, Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: N/A

The Aviator by Daytona Homes, perfectly situated on a corner lot with extra windows for abundant natural light in the final phase of Walden. This thoughtfully designed home starts with a double attached garage and transitions straight into a functional mudroom with bench and cubbies. The open-concept main floor offers a walk-through pantry, modern kitchen with central island, and a spacious great room highlighted by a cozy fireplace. Upstairs you'll find a large central bonus room, convenient laundry, and generously sized secondary bedrooms. The primary retreat boasts a 5-piece ensuite with tiled shower, 10mm glass, and a walk-in closet. Built with a 9' foundation and 200-amp service, this home is ideally located near numerous amenities and beautiful green space.