



**32 Walgrove Common SE
Calgary, Alberta**

MLS # A2308243



\$425,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,168 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Few Trees, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 231
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Soaking Tub, Storage		

Inclusions: N/A

Welcome to your "I am Home" feeling. A wonderful Corner lot Townhome with an open floor plan. It has wide living and kitchen space designed for easy accessibility. The sizeable kitchen island is waiting for you to entertain your family and friends. The upgraded appliances are a cook's or baker's dream. Your kitchen is meant to entertain with functionality that will last through time. The main focal point of your home is the Kitchen Island and Balcony. After dinner, take your relaxation to your balcony for that fresh airy view. This home has 3 bedrooms and 2.5 bathrooms, perfect for your family to enjoy. It has a double tandem garage with additional driveway space. Every corner of your home has a purpose that complements your lifestyle. Your corner lot home has plenty of windows that invites natural lights that brightens your day. The parks bench's, trees, and frontage curb appeal are welcoming. What are you waiting for! 32 Walgrove Common SE is your "I AM HOME" Feeling that you have been searching for.