



**135 Walgrove Bay SE
Calgary, Alberta**

MLS # A2309863



\$799,900

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|------------------|------------------------|---------------|------------------|
| Division: | Walden | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,212 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Pie Shaped Lot | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RN-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Tray Ceiling(s) | | |

Inclusions: na

Set in the established community of Walden, this thoughtfully designed 3-bedroom home with a main-floor den and 2.5 bathrooms offers a warm blend of comfort, function, and everyday ease—well suited for family living. The main floor welcomes you with a bright, open-concept layout where the kitchen, dining, and living areas flow naturally together. The kitchen is both stylish and practical, featuring full-height cabinetry with soft-close doors and drawers, quartz countertops, and stainless steel appliances. It opens into the great room, where open-to-above ceilings and a fireplace create a comfortable, airy space to gather and unwind. A main-floor den adds valuable flexibility—ideal for a home office, reading nook, or play space—while a 2-piece bathroom and well-planned mudroom add everyday convenience. Upstairs, the primary bedroom offers a peaceful retreat with a tray ceiling, walk-in closet, and a 5-piece ensuite designed for relaxation. Two additional bedrooms, a versatile bonus room, a 4-piece bathroom, and upper-floor laundry complete the level, balancing space and practicality for the whole household. The unfinished basement with separate side entrance provides a blank canvas for future development, allowing you to create additional living space tailored to your needs. Located close to parks, pathways, shopping, and everyday amenities, this home offers an easy, connected lifestyle in a welcoming neighbourhood. Photo Gallery of similar home, finishes may vary.