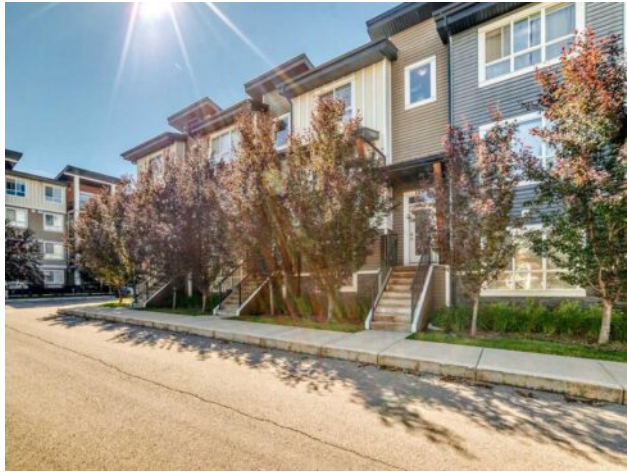




125 Walgrove Cove SE
Calgary, Alberta

MLS # A2315027



\$469,900

Division:	Walden		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,699 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Wood

Roof: Asphalt Shingle

Basement: Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Quartz Counters, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 300

LLD: -

Zoning: M-X2

Utilities: -

Inclusions: N/A

You won't be disappointed by this beautifully maintained and upgraded 3-bedroom townhome, built in 2016. The entry level features a versatile room ideal as a guest suite, home office, or flex space, along with an insulated double attached garage offering additional storage and year-round convenience. The main floor showcases an open-concept design with soaring 9-foot ceilings throughout. A bright and spacious living room is highlighted by a large window and flows seamlessly into the modern white kitchen, complete with quartz countertops, a large centre island with breakfast seating, and ample cabinetry. The dining area is perfect for family gatherings and entertaining. Step out onto the private balcony, equipped with a BBQ hookup—ideal for summer grilling. A convenient 2-piece powder room completes the main level. Upstairs, you will find three generous bedrooms and a conveniently located laundry area. The spacious primary bedroom features a walk-through closet leading to a luxurious ensuite with dual quartz vanities and an oversized walk-in shower. Two additional well-sized bedrooms are perfect for a growing family and are complemented by a 4-piece main bathroom. Ideally located with quick access to Stoney Trail and Macleod Trail, and just steps from parks and scenic walking paths. Nearby shopping centres offer easy access to coffee shops, restaurants, and banks, making this an exceptionally convenient and family-friendly location.