



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

232 Walgrove Way SE
Calgary, Alberta

MLS # A2315399



\$598,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,604 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	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, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home		

Inclusions: N/A

HOME BY AVI , 2022 | 4 BEDROOMS | FULLY DEVELOPED BASEMENT | OFFICE ROOM | BONUS ROOM | TOTAL 2337.95 SQFT OF LIVING SPACE| Welcome to this beautifully maintained modern detached home located in the sought-after community of Walden. From the moment you step inside, you’ll appreciate the bright open-concept layout, stylish modern finishes, 9-foot ceilings, durable vinyl plank flooring, and large windows that fill the home with natural light. The thoughtfully designed main floor features a spacious living area, dining space, functional office/den, and a convenient 2-piece bathroom. The stunning kitchen is designed to impress, showcasing a large high-end island that is perfect for everyday living and entertaining alike. Upstairs, you’ll find a spacious bonus room along with the primary bedroom featuring large windows, a walk-in closet, and a private 4-piece ensuite bathroom. Two additional bedrooms, a 3-piece bathroom, and an upper-floor laundry area complete the second level. The fully developed lower level offers even more living space with an additional bedroom, recreation/living room, and a 4-piece bathroom – ideal for guests, extended family, or a growing household. With a whole-house water softener can provide several practical benefits, especially in areas with hard water like much of Calgary. Step outside to enjoy the private backyard featuring a covered patio, perfect for relaxing or entertaining in any season. The backyard also includes a parking pad conveniently located next to the yard for added accessibility and convenience. Located in the vibrant community of Walden, you’ll enjoy convenient access to grocery stores, coffee shops, pubs, professional services, parks, and pathways. Commuting is easy with quick access to major routes including Macleod Trail and Stoney Trail.