



**101 Walgrove Cove SE**  
**Calgary, Alberta**

**MLS # A2316440**



**\$494,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,708 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Saltless Water Softener and Filtration,		

Beautiful and spacious townhouse in Walden with double attached side by side garage. Former showhome with \$60,000 in upgrades. Corner unit with side windows for brightness. Very well maintained and extremely clean, ready to move in. Gourmet kitchen with upgraded appliances, pantry, plenty of cabinets and counter tops space, big dining room with patio door leading to sunny west balcony, large living room with fireplace. Upper floor features big primary bedroom, elegant and spacious ensuite bathroom with two sinks and large shower, two good size kids' bedrooms, main bathroom, upstairs laundry for convenience. Additional 4th bedroom in lower level perfect for guest room or home office. A lot of upgrades in this lovely home like big windows for brightness, central air condition, NEST smart thermostat, extra insulation in attic with the life time warranty, saltless water softener and filtration system, upgraded window coverings, Gemstone permanent Christmas lights outside with color change through your phone. Perfect location close to all amenities.