



**GRASSROOTS**  
REALTY GROUP

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110 Walgrove Bay SE  
Calgary, Alberta

MLS # A2318927



**\$689,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,054 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** n/a

One of the final opportunities to own a new home in the established community of Walden, The Breeze II by Daytona Homes is perfectly situated on a quiet cul-de-sac with a large south-facing backyard, and across from access to the pathway system and greenspace. Inside, the heart of the home is the open-concept kitchen, thoughtfully designed with a walk-through pantry and additional pot and pan drawers for exceptional storage and functionality. Overlooking the spacious nook and great room, complete with a cozy fireplace, this inviting main floor is perfect for everyday living and entertaining alike. A widened garage provides extra space for vehicles and storage, while the 9' foundation and side entry offer future development potential. Upstairs, you'll find three well-appointed bedrooms centered around a versatile bonus room. The spacious primary retreat features a luxurious 5-piece ensuite, creating the perfect place to unwind at the end of the day. Photos representative.