



**194 Walgrove Terrace SE  
Calgary, Alberta**

**MLS # A2323444**



**\$734,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Level, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this beautifully maintained bungalow in the sought-after community of Walden, offering 1,083 sq. ft. on the main level and over 2,000 sq. ft. of developed living space. The bright and open floor plan is highlighted by impressive 13-foot vaulted ceilings, creating an airy and inviting atmosphere throughout. The kitchen features stainless steel appliances, granite countertops, and a large island perfect for entertaining. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite, while an additional full bathroom and convenient laundry/mud room complete the main floor. The fully finished basement offers three additional bedrooms, another full bathroom, a generous recreation area, and plenty of storage space. Situated on a quiet street close to parks, pathways, shopping, and amenities, this home offers the perfect blend of comfort, style, and functionality.