



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102 Walgrove Bay SE
Calgary, Alberta

MLS # A2325670



\$769,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,081 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Located in a quiet cul-de-sac the final remaining new build legal suite opportunity in Walden! This thoughtfully designed home offers exceptional value and flexibility for homeowners. Enjoy a desirable south-facing backyard that fills the home with natural light perfect for the open-concept main floor featuring a central kitchen with a convenient walkthrough pantry, seamlessly connecting to the dining and great room areas for effortless everyday living. A dedicated main floor tech space adds versatility for work or study. Built on a 9' foundation, the home also includes a separate side entry and a fully designed legal basement suite. Upstairs, a central bonus room anchors the second level, complemented by convenient upper-floor laundry and well-appointed bedrooms.