



GRASSROOTS
REALTY GROUP

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313 Walgrove Terrace SE
Calgary, Alberta

MLS # A2336055



\$750,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,134 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Soaking Tub		

Inclusions: hot tub - as is, 3 kitchen bar stools, ceiling fan

Step inside a home where elevated design, thoughtful functionality and everyday comfort come together beautifully. Formerly a Homes by Avi showhome, this exceptional residence has been thoughtfully finished throughout, creating a polished yet inviting space that feels as beautiful as it is livable. From the moment you enter, 9 foot ceilings on every level - including the fully developed basement - create an airy, open sense of space. Wide plank engineered hardwood flooring, open iron railings and designer lighting add a refined, contemporary feel, while a stylish barn door introduces the main floor office, creating an inviting workspace just steps from the front entry. At the heart of the home is a beautifully upgraded kitchen designed equally for everyday living and entertaining. Quartz countertops, a gas range, stainless steel appliances and a Blanco farmhouse style sink are complemented by a walk through pantry connecting directly to the garage, making it effortless to bring groceries straight into the kitchen. A dedicated coffee and wine station tucked just off the kitchen adds both function and a touch of luxury, making mornings easier and entertaining effortless. The open living and dining areas are filled with natural light from large south facing windows overlooking the private backyard, with no homes directly behind. Step outside onto the expansive deck and enjoy your own outdoor retreat, complete with a BBQ gas line, fully programmable irrigation and a well maintained 6 person hot tub - the perfect setting for relaxing evenings, morning coffee or hosting friends. Gemstone lighting on the front of the home adds a polished finishing touch and enhances the home's curb appeal. Upstairs, the spacious primary retreat offers a large walk in closet and elegant ensuite featuring a dramatic central soaker tub, oversized vanity and luxurious rain shower. Two additional bedrooms provide

comfortable space for family or guests, while the beautifully appointed laundry room places a sink, cabinetry and folding space exactly where you need them. The fully developed basement continues the home's generous sense of space with 9 foot ceilings, a large recreation area, fourth bedroom, full bathroom with deep soaker tub and dedicated storage. Whether used for movie nights, guests, hobbies, a home gym or simply extra room to spread out, it provides the flexibility modern families appreciate. Additional features include central air conditioning, a water softener, heated double garage, wood shelved closets and built in ceiling speakers. Every level has been thoughtfully designed to balance style with the practical comforts of everyday life. This is a home that offers more than beautiful finishes..it offers a lifestyle with the added convenience of having parks, pathways, playgrounds, shopping, restaurants and everyday amenities close at hand. With Seton and South Health With Seton and South Health Campus nearby, everything you need is within easy reach.