



GRASSROOTS
REALTY GROUP

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119 Walgrove Green SE
Calgary, Alberta

MLS # A2337164



\$800,000

Division:	Walden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,235 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
Inclusions:	n/a		

Welcome to this beautifully maintained former showhome in the heart of Walden, where thoughtful design, quality finishes, and exceptional outdoor living come together. Backing onto private greenspace with no rear neighbours, this stunning bungalow offers the perfect blend of comfort, elegance, and privacy. The bright open-concept layout is ideal for both everyday living and entertaining, featuring spacious living and dining areas filled with natural light. The well-appointed kitchen flows seamlessly into the main living space, while the cozy family room with a gas fireplace creates a warm and inviting atmosphere—perfect for relaxing evenings or gathering with family and friends. The main floor offers a generous primary bedroom retreat with a beautiful ensuite, as well as a versatile office/den that is perfect for working from home, a guest room, or a cozy reading space. Downstairs, the fully finished basement provides incredible additional living space with two large bedrooms, a full bathroom, and plenty of room for family, guests, or recreation. Step outside to your own private backyard oasis. The covered deck and pergola create the perfect setting for relaxing summer evenings, morning coffee, or entertaining friends and family. The expansive yard offers exceptional privacy and beautiful views of the greenspace behind. Additional highlights include a double attached garage, excellent curb appeal, and a location in one of Calgary’s most desirable family-friendly communities, close to parks, pathways, schools, shopping, and everyday amenities. This is a rare opportunity to own a beautiful bungalow in a premium private setting. Homes like this don’t come along often.