



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

126 Walgrove Bay SE
Calgary, Alberta

MLS # A2338142



\$799,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,254 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, 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: Set of appliances for the suite as well

One of the last remaining opportunities in Walden, complete with a legal basement suite and a large pie lot! Tucked away on a quiet cul-de-sac and close to walking paths and greenspace, this beautifully designed home offers exceptional flexibility for families. The main floor features a spacious kitchen with plenty of room to gather and entertain, along with a dedicated den that's perfect for a home office or quiet retreat. Upstairs, the central bonus room creates a natural space for family movie nights, playtime or relaxing. Downstairs, the legal basement suite adds an ideal option for extended family. With its oversized pie lot, desirable location and versatile layout, this is a rare opportunity to secure one of the last remaining homesites in Walden.