



**GRASSROOTS**  
REALTY GROUP

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85 Walgrove Bay SE  
Calgary, Alberta

MLS # A2338728



**\$764,900**

|           |                                     |        |                  |
|-----------|-------------------------------------|--------|------------------|
| Division: | Walden                              |        |                  |
| Type:     | Residential/House                   |        |                  |
| Style:    | 2 Storey                            |        |                  |
| Size:     | 2,267 sq.ft.                        | Age:   | 2026 (0 yrs old) |
| Beds:     | 3                                   | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached, Parking Pad |        |                  |
| Lot Size: | 0.08 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:   | Stone, Vinyl Siding, Wood Frame                                           | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                           | Utilities: | -   |
| Features:   | Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s) |            |     |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Located in the established community of Walden, known for its convenient amenities, pathways, and natural surroundings, this thoughtfully designed home offers exceptional space, functionality, and a beautiful setting. Backing directly onto greenspace with a walkout basement, enjoy the outdoors from the spacious deck overlooking the greenspace. Inside, the Grand Kitchen is designed to impress with a large central island and convenient walkthrough pantry, flowing seamlessly into the main living areas. A main floor den provides the perfect space for a home office or flexible workspace, while the mudroom features a built-in bench and cubbies to keep everyday life organized. Upstairs, a centrally located bonus room creates a comfortable gathering space, complemented by generously sized bedrooms and a convenient second-floor laundry room. The open-to-above foyer makes a welcoming first impression. A beautiful combination of location, thoughtful design, and everyday functionality in Walden.