



GRASSROOTS
REALTY GROUP

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34 Walgrove Terrace SE
Calgary, Alberta

MLS # A2345298



\$799,965

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,973 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Fruit Tree		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Open house this Saturday, September 26, 1-4 p.m with a mortgage broker on site. You can get pre-approved for a mortgage right on the spot with no paperwork required. Welcome to this beautifully appointed former show home, ideally situated on a quiet street backing directly onto a beautiful Linear Park in the vibrant community of Walden. Offering an exceptional combination of style, space, and thoughtful upgrades, this home is designed for comfortable family living and entertaining. The main level features a bright and spacious open-concept layout with soaring ceilings and oversized windows that fill the home with natural light. The impressive upgraded kitchen offers rich cabinetry, granite countertops, stainless-steel appliances, a brick-lay backsplash, soft-close cabinetry, and two large islands overlooking the dining and living areas. A convenient walkthrough pantry provides excellent storage and functionality. The living room features a striking fireplace with upgraded wall treatment, creating a warm and elegant focal point. Additional main-level highlights include upgraded lighting, elegant chandeliers, pendant fixtures, pot lights, a built-in speaker system, decorative railings, upgraded carpet, and knockdown ceilings. The upper level offers generously sized bedrooms and a thoughtfully designed layout. The primary bedroom features a luxurious 5-piece ensuite, with a spacious walk-through walk-in closet leading directly to the laundry room for exceptional convenience. The additional bedrooms with walk-in closets provide comfortable space for family members, guests, or a home office. The fully finished basement expands the living space with a spacious recreation room and a 4-piece bathroom, ideal for family activities, entertaining, or hosting guests. The oversized double attached garage is fully drywalled and finished, offering plenty of room for vehicles, storage, and

everyday functionality. Step outside to the beautifully landscaped and fenced backyard, complete with an 11' x 9' deck and direct access to the Linear Park and walking paths. The irrigation system is included and so as-is condition. Enjoy beautiful park views, a nearby playground, and easy access to outdoor spaces perfect for walking, recreation, and family activities. Ideally located close to parks, playgrounds, schools, shopping, transit, and everyday amenities, this exceptional Walden home offers a beautiful park-side setting with outstanding convenience. Extensive upgrades, a fully finished basement (2024), luxurious ensuite with walk-through closet and laundry access, central A/C, central vacuum, updated window coverings, a finished double attached garage, adding comfort and convenience, and an exceptional family-friendly location — come experience everything this Walden home has to offer!