



GRASSROOTS
REALTY GROUP

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246 Walgrove Terrace SE
Calgary, Alberta

MLS # A2345388



\$619,000

Division:	Walden		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,958 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Private, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Discover a place you'll love coming home to! Filled with natural light, this three-storey, four-bedroom home combines generous living space with thoughtful upgrades. Carefully maintained by its owner-occupants, it's ready for you to settle in and enjoy. The open-concept main level features 9-foot ceilings and an inviting layout that connects the kitchen, dining, and living areas. Stainless steel appliances and upgraded quartz countertops add both style and everyday practicality. On the second floor, the oversized primary bedroom features a large walk-in closet and a four-piece ensuite. Two additional bedrooms, another full bathroom, and conveniently located laundry complete this level. The third floor offers a spacious fourth bedroom, a four-piece bathroom, and a separate recreation room with endless possibilities for an office, gym, entertainment area, or quiet retreat. The fully developed basement adds valuable space for everyday living and play, while abundant built-in closet storage keeps belongings neatly organized. Central air conditioning ensures comfort during the warmer months. Enjoy the sunshine from the large covered front porch, host gatherings on the expansive deck, or unwind on the rear patio in a maintenance-free backyard. A double garage adds everyday convenience. With schools, shops, parks, and playgrounds nearby, this move-in-ready home offers space, comfort, and a convenient location.