



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

454 Walgrove Way SE
Calgary, Alberta

MLS # A2349188



\$599,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,479 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Mounts

Showcasing true pride of ownership and polished to perfection, this beautifully maintained Cardel-built two-storey checks every box for stylish, functional family living. Perfectly positioned on a quiet street in the heart of Walden, this immaculate detached residence immediately impresses with its standout curb appeal and inviting layout. Step inside to a bright, open-concept main floor featuring soaring nine-foot ceilings, durable LVP flooring, and a generous placement of windows that bathes the entire space in rich natural light. The kitchen is designed for both everyday living and entertaining, offering extra-height cabinetry, granite countertops, a functional pantry, stainless steel appliances including a gas stove, and seamless sightlines into the living and dining areas. Step directly out to your private backyard—a low-maintenance outdoor setting built for summer nights, BBQs, and offers plenty of room for the kids to play. Upstairs, you will find three spacious bedrooms providing comfortable retreats, including a generous primary suite complete with a walk-in closet and a private ensuite featuring a full tile shower. You’ll love having the laundry on this level and plenty of additional storage in the linen closet. Downstairs, the fully developed basement, completed by the builder, adds incredible living space and versatility. Boasting nine-foot ceilings, a fourth bedroom, a full washroom, and a comfortable recreation area, it offers the ultimate setup for guests, extended family, or a dedicated home media space. Total peace of mind and convenience are assured year-round with an oversized 22' x 22' detached garage, providing ample room for two full-sized vehicles plus extra organized storage. Offered for sale for the first time by the original owners, this complete property is an exceptional opportunity to own a turnkey home in an established community close to

parks, pathways, and local amenities. Make sure to check out the 3D tour for a full walk-through, then call your favorite realtor to book a private viewing. It's a move you'll be glad you made!