



GRASSROOTS
REALTY GROUP

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213 Walgrove Boulevard SE
Calgary, Alberta

MLS # A2350068



\$799,999

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,263 sq.ft.	Age:	2023 (3 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Refrigerator, Dishwasher, Electric Range, Microwave Hood Fan, Washer, Dryer

Welcome to this gorgeous detached home in the highly desirable community of Walden, boasting over 3,100 sq. ft. of total living space and a fully finished legal basement suite! As you enter, a spacious foyer with a large closet welcomes you into a bright, open-concept main floor featuring contemporary greyish laminate flooring throughout. The chef's dream kitchen is beautifully appointed with elegant ivory cabinetry, a classic white backsplash, white quartz countertops, a massive central island with a breakfast bar, an undermount double sink, stainless steel appliances, and a walk-in pantry. Relax in the sun-drenched living room next to the cozy electric fireplace, with the added comfort of central air conditioning, or step directly out onto the private deck—perfect for your morning coffee or weekend BBQs. A flexible main-floor bedroom is ideal for a home office, study, or guest room. Upstairs, carpet leads to a functional upper level featuring a large bonus room and a dedicated laundry room for ultimate convenience. The primary retreat features a luxurious 5-piece ensuite and a spacious walk-in closet. Three additional well-sized bedrooms share a full 4-piece bathroom. The fully finished basement features a separate side entrance leading to a legal suite. This incredible mortgage helper or multi-generational space includes a full kitchen with quartz countertops, stainless steel appliances, 2 spacious bedrooms, a large recreation room, and its own 4-piece bathroom. Superbly located just minutes from shopping centres, schools, and expansive green spaces with scenic ponds. Enjoy quick, easy access to Macleod Trail and major transit routes. Don't miss this incredible opportunity!