



**GRASSROOTS**  
REALTY GROUP

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**79 Walgrove Park SE**  
**Calgary, Alberta**

**MLS # A2216539**



**\$749,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,247 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Front Entrance Shelf and Bench, Mudroom Shelf and Bench, Garage Storage Attachments.

Welcome to this stunning Baywest-built semi-detached bungalow in the heart of Walden, offering over 2,200 sq.ft. of thoughtfully designed living space, 3 spacious bedrooms, and 2.5 bathrooms. This upgraded home is the perfect blend of luxury, comfort, and functionality. The main floor features soaring vaulted ceilings, 8' doors, luxury vinyl plank flooring, and expansive triple pane windows that flood the home with natural light. The chef-inspired kitchen is equipped with stainless steel appliances, a 6-burner gas cooktop, built-in oven and microwave, a sleek hood fan, quartz countertops, large central island with a silgranite sink, and a walk-in pantry—perfect for both everyday living and entertaining. Enjoy a generous dining space and an open-concept living room anchored by a modern gas fireplace with floor-to-ceiling tile surround. The main floor primary suite is a private retreat with a spa-like ensuite featuring heated tile floors, dual sinks, a soaker tub, oversized tiled shower, and a walk-in closet. The functional layout includes a convenient mudroom with main floor laundry. The professionally finished basement offers two large bedrooms, a full bathroom, a spacious recreation room with a wet bar, and a versatile flex nook ideal for a home office or fitness space with all carpet having upgraded 10lb underlay. A large storage/utility room ensures there's room for everything. Enjoy the outdoors with a beautifully landscaped backyard that backs onto a serene park/greenspace—no rear neighbours! The double detached garage is insulated and provides ample storage. Located in a quiet, family-friendly neighbourhood close to schools, parks, playgrounds, walking paths, and all the amenities Walden has to offer. Don't miss your chance to own this exceptional home in one of Calgary's most vibrant

communities!