

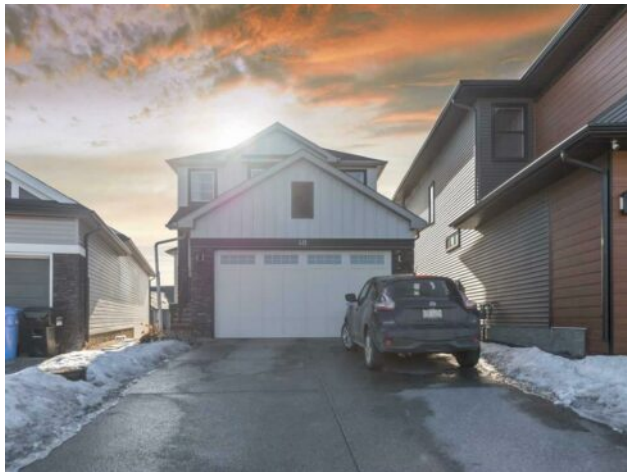


GRASSROOTS
REALTY GROUP

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40 Walgrove Mews SE
Calgary, Alberta

MLS # A2217074



\$765,000

Division:	Walden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,423 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this Rare opportunity to own a Bungalow with a second level bedroom/bonus room over the garage in the sought after community of Walden! Located in a quiet cul-de-sac with a South facing Backyard, this unique bungalow has a walk-out developed basement and backs on to a walking path with no neighbours immediately behind. The Main floor features a Large Primary bedroom with a 5-piece ensuite and walk-in closet. There is also another Full 4-piece Bathroom on the main floor, Laundry, Chic Kitchen with a Large Island, Built-in Oven and Microwave, Gas Cooktop and pantry. The upper floor is an extra-large area that can be used as another Bedroom or Bonus Room. The Basement is Fully Developed and the first thing you will notice is that with all the natural light, it doesn't feel like a basement! There is a nice bar area, 2 Bedroom and Full Bathroom and separate entrance so you can walk-out to your zero-maintenance backyard. This home is well taken care of with the original owner and is a must see! Call to book your private showing today!