



**GRASSROOTS**  
REALTY GROUP

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**656 Walgrove Boulevard SE  
Calgary, Alberta**

**MLS # A2220587**



**\$699,990**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,657 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped, Paved, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

<b>Inclusions:</b>	NA
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This beautiful house is located in Walden, a highly sought after neighbourhood in southeast Calgary. The house features a well-lit and spacious kitchen, an open concept living area and a functional dining room. The house has a completed deck, a fully landscaped and fenced yard, and a double-car attached garage. On the upper floor, there is a master bedroom with an ensuite, 2 other spacious rooms, another bathroom and the laundry room. The basement is finished and provides additional living space. There is a bedroom with a full bath in the basement, and open recreational room. This property is a must-see!