



GRASSROOTS
REALTY GROUP

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84 Walgrove Drive SE
Calgary, Alberta

MLS # A2233344



\$560,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,217 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Level, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	Projector Screen, 2 Shelves in Primary, Ensuite Shelves, 2 Guest Bedroom Shelves, TV Bracket		

Welcome to this extensively upgraded, showhome-like Cardel Home in the vibrant community of Walden! This immaculate semi-detached property offers 3 bedrooms, an inviting open floor plan, and over 1,440 sq ft of meticulously developed living space, all cooled by air conditioning for year-round comfort. It's so lightly lived in, you'll feel like it's brand new! The durable Hardie board concrete siding offers peace of mind against Calgary's summer storms. The main floor is bathed in natural light, featuring a spacious living room, a modern kitchen, and a dining area. It's packed with desirable upgrades, including 9-foot ceilings, hardwood flooring, quartz countertops throughout, stainless steel appliances, and abundant counter space. Upstairs, the primary bedroom easily accommodates a king-size bed and boasts a 4-piece ensuite with a walk-in closet. Two additional bedrooms and a main 4-piece bathroom complete this level, perfect for family or guests. The fully developed basement now features brand-new carpet, creating a large, versatile rec room area that can adapt to your every need – from a home gym to an entertainment hub. Step outside to a beautifully landscaped, west-facing backyard that enjoys plenty of sunshine. Park with ease in your double-stall detached garage, a welcome luxury during colder months. Living in Walden means ultimate convenience! The all-new commercial area "The Township" has all your groceries, restaurants, and shops within a less than 10-minute walk.