

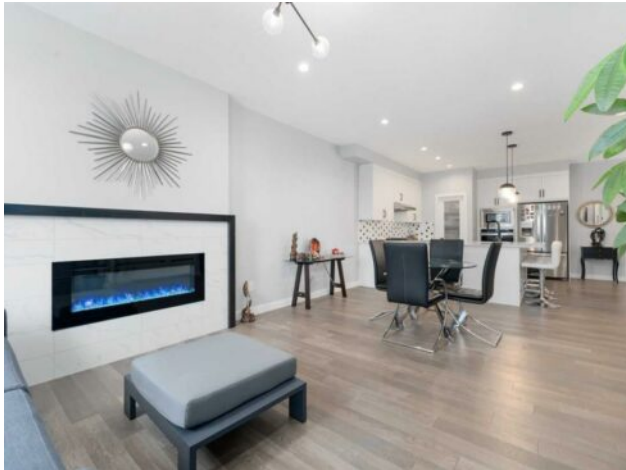


GRASSROOTS
REALTY GROUP

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40 Walgrove Mews SE
Calgary, Alberta

MLS # A2234506



\$739,900

Division:	Walden		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,440 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, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	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:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 40 Walgrove Mews – a rare find in the heart of Walden! This unique bungalow with an upper-level bonus room/bedroom is tucked away in a quiet cul-de-sac, offering a peaceful setting and a South-facing backyard that backs directly onto a scenic walking path—no neighbours immediately behind you! Thoughtfully designed and impeccably maintained by the original owner, this home features a fully developed walk-out basement, making the most of natural light and outdoor access. On the main level, you'll find a spacious primary bedroom with a luxurious 5-piece ensuite and walk-in closet, as well as a second full 4-piece bathroom, main floor laundry, and a stylish kitchen with a large island, built-in oven and microwave, gas cooktop, and generous pantry. Upstairs, a large bonus room over the garage offers flexible space that could be used as a guest bedroom, office, or entertainment area. Downstairs, the bright walk-out basement includes two additional bedrooms, a full bathroom, and a fantastic bar area—perfect for hosting. The low-maintenance backyard adds to the appeal, making this a true turn-key home. Opportunities like this don't come often—especially in such a desirable community. Don't miss your chance to view this one-of-a-kind property. Book your private showing today!