



GRASSROOTS
REALTY GROUP

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31 Walgrove Way SE
Calgary, Alberta

MLS # A2235432



\$849,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,263 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NONE

3D VIRTUAL TOUR||||| MAIN FEATURES| TOTAL 5 BEDROOMS| TOTAL 4 FULL BATHROOMS| CENTRAL AIR CONDITIONER| FINISHED BASEMENT| SEPERATE ENTRANCE| | Tech-Lovers Dream in the Heart of Walden! Welcome to this stunning, fully developed smart home offering over 3,000 sq ft of versatile living space, designed with both luxury and functionality in mind. Boasting 5 bedrooms, 4 full bathrooms, and a double attached garage finished with sleek epoxy flooring, this home is a true standout. Stay cool with central air conditioning, and enjoy seamless smart home automation throughout, including motorized blinds, smart lighting, and Gemstone perimeter lighting—no more climbing ladders for seasonal décor! Step inside to discover wide-plank LVP flooring that leads to a rare main floor bedroom, complete with a full closet and ideal for a home office or guest suite—plus an adjacent main floor full bathroom for added convenience. The bright living room features a cozy stone gas fireplace and large windows, while the contemporary kitchen dazzles with white cabinetry, quartz countertops, a central island with double-sink, and stainless steel appliances, including a French door fridge, built-in microwave, and sleek hood fan over a ceramic cooktop. The open dining area flows onto a spacious upper wood deck and lower concrete patio, with a BBQ gas hookup and a beautifully landscaped, fully fenced backyard—perfect for entertaining. Upstairs, a sun-filled bonus room offers the perfect retreat, complete with a built-in desk nook. The primary bedroom is a luxurious escape featuring a custom walk-in closet and a spa-like ensuite with dual sinks, deep soaker tub, and a tiled walk-in shower. Two more bedrooms, each with walk-in closets, share another full bath, and the second-floor laundry adds ultimate convenience. The

fully finished basement includes an illegal suite or perfect Airbnb setup, with a separate side entrance, kitchenette, full-size appliances, additional laundry, a guest/games room, full bath, and a home theatre room wired for surround sound. Flex spaces offer endless possibilities—use them for a gym, workshop, or extra storage. A Culligan high-efficiency water softener adds even more comfort (sold as-is). Located in the highly desirable community of Walden, you're just minutes from schools, parks, shopping, dining, and major roadways. Don't miss your chance to own this extraordinary, tech-forward home—check out the virtual tour and book your private showing today!