



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**161 Walgrove Heath SE**  
**Calgary, Alberta**

**MLS # A2238596**



**\$750,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,948 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn, Pie Shaped		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Curtain Rods, 2 T.V. Wall Mounts		

Welcome to this meticulously kept modern family home in the heart of Walden. Nestled on a quiet cul-de-sac, this stylish 2-storey offers over 2,515sqft. of thoughtfully designed living space on a generous 4,477sqft. pie lot. Inside, you're greeted by a spacious foyer, 9' knockdown ceilings, elegant engineered hardwood floors, and upgraded lighting throughout. The open-concept main level is anchored by a bright living room with a gas fireplace and large windows, a chef's kitchen featuring quartz countertops, stainless steel appliances, gas stove, full-height soft-close cabinetry, and a central island with flush eating bar. The corner pantry adds functionality, while the adjacent dining space overlooks the beautifully landscaped SW-facing yard with 2-tiered deck, BBQ gas line, dedicated stamped concrete fire pit area. The main floor includes a stylish home office with a barn slider door, powder room, mudroom with custom built-ins, and access to a HEATED double attached garage. Upstairs, a VAULTED bonus room offers flexible living space, along with a large laundry room, 2 generous bedrooms for guests or the kids, and a shared 4pc bath. The serene primary suite boasts a large walk-in closet and 5pc spa-inspired ensuite with soaker tub, fully tiled walk-in shower with bench, dual vanities and quartz counters. The fully finished basement impresses with a spacious rec room featuring an electric fireplace built-in to a tiled feature wall, a full wet bar with beverage fridge, dishwasher, built-in cabinetry, under cabinet lighting, and HEATED tile floors. A 3pc bath with a fully tiled shower and generous storage complete the level. Extras include central A/C, prime location near schools, shopping, transit, parks, pathways, Rec Centre and multiple golf courses. This home truly has it all—style, space, and a family-friendly setting!

Copyright (c) 2025 . Listing data courtesy of Grassroots Realty Group. Information is believed to be reliable but not guaranteed.