



GRASSROOTS
REALTY GROUP

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59 Walgrove Way SE
Calgary, Alberta

MLS # A2239401



\$649,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,857 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	n/a		

This elegant two-storey home combines modern finishes with a thoughtful layout, perfect for comfortable family living. The open-concept main floor features 9-foot ceilings, a spacious living room with electric fireplace, and a stunning kitchen with quartz countertops, large island with seating for four, ample cabinetry, and stainless-steel appliances including built-in microwave, electric stove, range hood, and dishwasher. The kitchen and dining area overlook the backyard, where you'll find a durable composite deck with sleek glass railings. A generous foyer welcomes you with two closets and easy access to a private half-bath, conveniently located near the garage entrance. Upstairs offers two bright bedrooms with floor-to-ceiling windows, a full bathroom, and a nearby laundry room. A bonus room provides a perfect separation between the secondary bedrooms and the primary bedroom. The spacious master bedroom accommodates a king-size bed, and includes a large walk-in closet and a large ensuite with double sinks, a walk-in shower with built-in bench, and open shelving for extra storage. The basement is undeveloped, offering endless potential for future customization to fit your needs. Don't miss the opportunity to own this modern, move-in ready home with room to grow!