



GRASSROOTS
REALTY GROUP

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**656 Walgrove Boulevard SE
Calgary, Alberta**

MLS # A2244739



\$675,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,657 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: NA

This beautiful house is located in Walden, a highly sought after neighbourhood in southeast Calgary. The house features a well-lit and spacious kitchen, an open concept living area and a functional dining room. The house has a completed deck, a fully landscaped and fenced yard, and a double-car attached garage. On the upper floor, there is a master bedroom with an ensuite, 2 other spacious rooms, another bathroom and the laundry room. The basement is finished and provides additional living space. There is a bedroom with a full bath in the basement, and open recreational room. The property is structurally designed to be functional and modern.