



GRASSROOTS
REALTY GROUP

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422 Walgrove Way SE
Calgary, Alberta

MLS # A2246641



\$657,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,520 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Rectangular Lot, Stand		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to this beautifully upgraded two-storey laned home in the heart of Walden offering over 2,000 sq. ft. of thoughtfully designed living space, 4 bedrooms, and 3.5 bathrooms. Perfectly situated across from a large green space and park, this home combines style, comfort, and convenience in one inviting package. The charming front porch and spacious front entrance set the tone, leading you into the main level where durable laminate flooring flows throughout. The large, upgraded kitchen is a showstopper, featuring a central island with gleaming quartz countertops, upgraded stainless steel appliances including a gas range, range hood, and refrigerator with water and ice. The expansive dining area easily accommodates family gatherings, while a discreetly tucked-away half bathroom is conveniently located near the rear entrance. Upstairs, you'll find three generous bedrooms, a full laundry area, and a bright, airy primary retreat complete with a walk-in closet and a private 3-piece ensuite. The fully finished basement, professionally completed by the builder, offers even more living space with a separate side entrance. It includes a large recreation area, a fourth bedroom and a full 4-piece bathroom, plus rough-ins for a future kitchenette, providing excellent potential for a secondary suite. Outside, the property is fully landscaped and features a double detached garage. With quick access to Walden and Legacy's many amenities, nearby schools and beautiful parks, this home offers the perfect blend of family-friendly living and modern convenience.