



GRASSROOTS
REALTY GROUP

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**3207, 100 Walgrove Court SE
Calgary, Alberta**

MLS # A2248125



\$424,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	954 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 232
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions: n/a

Welcome to The Winston at Walden – a beautifully maintained complex in a prime location, offering the perfect balance of convenience and charm. Situated just steps from Township Mall, you’ll enjoy quick access to dining, shopping, and essential services, along with effortless routes to Stoney Trail, Deerfoot, and Macleod Trail. This vibrant community invites you to explore its walking paths, duck pond, and parks, creating the ideal backdrop for your new home. The property’s landscaped front yard and spacious concrete patio set the tone for inviting outdoor living, with ample room for patio furniture, a BBQ, and gatherings with friends. This unit is nicely tucked away centrally in the complex - away from street noise & hustle. Step inside to discover a thoughtfully designed open floor plan enhanced by luxury vinyl plank flooring. The modern kitchen boasts abundant cabinetry, generous drawer space, sleek quartz countertops, and stainless steel appliances – a perfect space for both cooking and entertaining. Upstairs, you’ll find two well-appointed bedrooms, including a primary suite with a large walk-in closet and a stylish ensuite. The second bedroom is equally generous, with ample closet space, while a full four-piece bathroom and two linen closets add to the functionality of the upper level. The fully developed basement extends your living space with a third bedroom, another full bathroom, and a combined laundry/utility room. Recent professional carpet cleaning on both the upper and lower levels means this home is truly move-in ready. Flexible possession options make the transition even easier. Low condo fees & pet lovers will appreciate the complex’s pet-friendly policy (with board approval), making this not just a home, but a welcoming community for every member of the family.

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