



GRASSROOTS
REALTY GROUP

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153 Walgrove Terrace SE
Calgary, Alberta

MLS # A2251261



\$777,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Pantry, Quartz Counters		

Inclusions: Swim Spa, Security System, Gazebo

| 2-bed legal suite | 17 x 8 foot swim spa (value of \$40,000) | Security System (value of \$10,000) | Gas heater in Garage | West backyard backing on to forested green space | Welcome to 153 Walgrove Terrace SE. Your new home is tucked away on a peaceful street with a west-facing backyard that overlooks a tranquil, wooded green space, this charming and meticulously maintained family home combines contemporary elegance with the beauty of nature. Your new home is protected by a security system that is valued over \$10,000. The home features over 2,300+ sq. ft. of developed living space, a legal 2 bedroom basement suite, fully fenced in west backyard with a 17 x 8 swim spa. Step inside and be greeted with an office on the main floor, built in stainless kitchen appliances, quartz countertops, a spacious living room that is ideal for cozy evenings by the fireplace and a spacious dining area. Upstairs you will find vinyl plank throughout, 3 bedrooms where the primary bedroom is west facing and gets the views of the forested green space. The ensuite has double vanities, a walk-in shower and tub. As you head to your legal basement suite you are greeted by a mortgage helper which offers a full kitchen, 2 bedrooms and separate laundry. The legal suite is developed by the builder and fully permitted. To finish of the interior of home, you have a double garage with a gas heater. The exterior of the home offers a widened driveway to allow for additional parking. The rear of the home offers a 17 x 8 swim spa, a gazebo and the forested green space.