



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3402, 100 Walgrove Court SE
Calgary, Alberta**

MLS # A2252615



\$499,900

Division:	Walden		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,163 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated		
Lot Size:	-		
Lot Feat:	Landscaped, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 251
Basement:	None	LLD:	-
Exterior:	Metal Siding , Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	M-1 d85
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Custom Murphy Bed w/ Storage & Desk, TV Wall Mount		

Welcome to Winston at Walden! Built in 2020, this 3 bedroom townhome shows like new! The main living area with vaulted ceilings and vinyl plank flooring is open concept with large west facing windows. The kitchen offers a large island with breakfast bar, stainless steel appliances and loads of storage. There are 2 nice sized bedrooms, a 4 pc bath and laundry room with additional storage and full sized machines on one side of the unit. For optimum privacy, the primary bedroom is located on the opposite side of the main level, complete with walk-in closet and 4 pc ensuite with dual sinks and large walk-in shower. Upgrades throughout include central air, Caesarstone Quartz Countertops, knockdown ceilings, upgraded carpet and matte black fixtures and hardware. Finished with Duradek and metal railings the balcony is perfect for entertaining with enough room for seating and a gas line for the BBQ. The double oversized attached garage is insulated and heated, complete with an additional storage room. Close to all amenities and walking distance to Township at Legacy offering restaurants, services and retail. Easy access to 2A Hwy and the Stoney Tr ring road. Enjoy being minutes to Fish Creek Park, golf and Spruce Meadows. Note: Visitor Parking is located at the NE entrance off Walgrove Dr directly in front of the community mailboxes.