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41 Walgrove Green SE Calgary, Alberta

MLS # A2253492



\$649,900

Division: Walden Residential/House Type: Style: 2 Storey Size: 1,767 sq.ft. Age: 2016 (9 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Double Garage Attached Lot Size: 0.09 Acre Lot Feat: Corner Lot

Heating: Water: Fireplace(s), Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood, Laminate Roof: Condo Fee: Asphalt **Basement:** LLD: Full, Partially Finished Exterior: Zoning: Brick, Vinyl Siding R-G Foundation: **Utilities: Poured Concrete**

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows

Inclusions: Living Room: TV Wall mount, Wall Lights, Attached shelving, remotes for ceiling fans, Nest thermostat. Upstairs: bedroom (office) chrome shelving unit. Bonus room: TV Wall mount, Bonus room half-wall display unit, attached speakers (and receiver + woofer), Washer/dryer topper, Guest bedroom mirror and shelf. Backvard: Shed and shelves. Elevated planter box with shade and greenhouse covers. Solar shade panel for Patio. Ceramic planter pots (all), Solar lights, Bird houses and fence pots, Rain collection bin, Natural gas BBQ and cover. Garage: Workbench, Free standing With the helping unity Wall are used to the control of the control shelves, south wall shelves, crawl space attached shelf). Free standing black metal shelving. Brown cabinet with doors at the top of a cul-de-sac in highly sought after Walden, this air conditioned family home is less than 10 years old and priced to sell. Owners are moving out of province and are open to including some items. With hardwood floors, 9' ceilings on the main level, walk-in pantry (and a second pantry or storage area on the main), and impressive upgrades, it's ready for you to move right in! There is a walk-in closet, ensuite with soaker tub and separate shower in the primary suite, as well as two other bedrooms, a large bonus room, generous laundry room, and a custom shower in the family bathroom. A generous two-level deck includes a custom patio cover to allow you to enjoy the south-facing landscaped yard while relaxing in the shade. The fully fenced backyard is perfect for children and pets. A small utility shed is tucked away out of sight. OVER \$60,000 IN CUSTOM UPGRADES! A few of the Upgrades: (new HE furnace (2023), 50 gallon family-sized hot water tank (2023), upgraded attic insulation (2024), new professionally installed Kidde smoke/CO2 detectors (2025), professionally landscaped backyard with patio cover (2022), high end kitchen appliances, including GE dual fuel range-(gas stovetop with double electric oven with convection) (2022) and a Valor H3 fireplace with ledgerstone surround (2022). Basement is partially finished with Wood OSB on the walls and laminate flooring, ceiling has no drywall, and the furnace room area is not enclosed. Electrical was professionally wired by a licensed electrician. IF you want to go SOLAR in the Future this home has the Rough-in for Future Solar already installed. This home has clearly been meticulously maintained, including professional cleaning