



**GRASSROOTS**  
REALTY GROUP

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

**41 Walgrove Green SE**  
**Calgary, Alberta**

**MLS # A2253492**



**\$665,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,767 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows		

**Inclusions:** 3 TV wall mounts , Shelving in Office Closet, Speakers & receiver sound System in Bonus Room, Wall Lights in Living room, Attached shelving in Livingroom, remotes for ceiling fans, attached shelving on Knee wall in the Bonus room, All Free standing & attached shelving in Basement & garage, 2 Black metal shelves in basement. Natural Gas BBQ & cover, Solar shade panel on Patio. Electric Heating unit in Garage, Nest thermostat.

On a sunny corner lot 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, include a 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 This home has clearly been meticulously maintained, including professional cleaning every 3 weeks! Even the garage door was serviced recently (new rails and hardware). Move right in and don't worry about a thing! Just blocks from shopping (Legacy) and a park/playground, this home

offers neighborhood walkability and family-friendly amenities within minutes. Schedule your showing and see what makes this home stand out from all the rest.