



GRASSROOTS
REALTY GROUP

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229 Walgrove Way SE
Calgary, Alberta

MLS # A2253673



\$699,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,892 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Storage Shed (Backyard)		

Must see 229 Walgrove Way! This beautifully appointed, move-in ready home that perfectly combines thoughtful design, energy efficiency, and high-end upgrades. Nestled on a quiet, family-friendly street in the sought-after community of Walden, this 3-bedroom, 2.5-bathroom home with bonus room and double attached garage offers a lifestyle of comfort and convenience. From the moment you step inside, you'll be impressed by the open-concept main floor, where oversized windows flood the space with natural light. Luxury vinyl plank flooring, a sleek electric fireplace, and stylish lighting create an inviting, contemporary feel. The kitchen is a true showpiece! Complete with quartz countertops, stainless steel appliances, a central island with breakfast bar, and a striking custom accent wall in the dining area. Practical upgrades like a pull-out garbage disposal, touch faucet, and the RO water system elevate everyday living. Upstairs, a spacious bonus room featuring smart lighting provides a versatile space for a media lounge, home office, or playroom. The serene primary suite offers a walk-in closet and a spa-inspired 5-piece ensuite with dual sinks and a glass-enclosed shower. Two additional bedrooms, a full bathroom, and upper-level laundry complete this level with style and functionality. This home is Built Green certified and energy-efficient, keeping utility costs low while reducing your environmental footprint. Additional upgrades include central air conditioning, a full security system, abundant storage, and upgraded finishes throughout. The unfinished basement with high ceilings and roughed-in plumbing awaits your personal design. Step outside to your fully landscaped, south-facing backyard—ideal for entertaining or relaxing in the sun. A low-maintenance composite deck, fully fenced yard, and included shed make outdoor living

effortless. Located within walking distance to parks, ponds, playgrounds, and local shops, you'll also enjoy nearby recreational amenities such as mini golf, baseball diamonds, soccer fields, frisbee golf, and a cricket field—perfect for active lifestyles. With quick access to Macleod Trail and Stoney Trail, commuting and weekend getaways are a breeze. 229 Walgrove Way SE is more than a home—it's a modern, energy-conscious retreat designed for today's family. Don't miss the opportunity to make this stylish, turn-key property yours!