



GRASSROOTS
REALTY GROUP

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

187 Walgrove Manor SE
Calgary, Alberta

MLS # A2256750



\$769,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,276 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Shingle Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data

Inclusions: N/A

DINNER PARTIES SHOULDN'T FEEL LIKE TRAFFIC JAMS, AND WEEKDAY ROUTINES SHOULDN'T EITHER. That's why this Jefferson model comes with TWO KITCHEN ISLANDS—one for prep, one for gathering. Mornings, coffee lands on one while kids claim the other for cereal and backpacks. Afternoons, homework spreads across one while dinner simmers on the other. And when friends drop by, the conversation flows as easily as the wine, because everyone has space to land without crowding the cook. The rest of the kitchen is just as considered: QUARTZ COUNTERS, 50" UPPER CABINETS, a Silgranit undermount sink, gas line roughed to the stove, and a THREE-PANEL PATIO DOOR that expands the eating nook toward the deck. The living room balances cozy and contemporary with a 50" ELECTRIC FIREPLACE on a full-height bump-out feature wall—the kind of anchor that makes evenings feel grounded. Around the corner, the mudroom and pantry tuck neatly behind the garage entry so groceries, boots, and sports gear all disappear in a single move. Upstairs, the rhythm shifts to rest and reset. FRENCH DOORS frame the primary bedroom, giving it a sense of arrival. Inside, the ensuite delivers DOUBLE VANITIES, a four-foot GLASS-WALLED SHOWER, and a SOAKER TUB that turns hectic days into quiet evenings. Each of the three bedrooms has its own walk-in closet, and the laundry room is outfitted with a sink rough-in so weekend chores stay on one level. The bonus room stretches wide enough for family movie nights without borrowing from bedroom space. Practical upgrades run through every floor: a 200-amp electrical panel, 8' garage door, sod in the front yard, and a 9' FOUNDATION WITH SIDE ENTRY, LAUNDRY ROUGH-INS, and BAR SINK ROUGH-IN that make the basement ready for future plans.

Out back, a 10' X 10'6" DECK invites barbecues and lazy Saturdays, with a gas line roughed in so you can ditch the propane tanks for good. Set in Walden, you're connected to PLAYGROUNDS, PATHWAYS, AND NEIGHBOURHOOD CONVENIENCES, all while being minutes from Calgary's main south corridors. It's 2,276 square feet of smart planning, layered upgrades, and everyday ease—ready to welcome its first owners this fall. Tour it in person and picture how smoothly your days could run here. • PLEASE NOTE: Photos are of a Showhome of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.