



GRASSROOTS
REALTY GROUP

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

229 Walgrove Terrace SE
Calgary, Alberta

MLS # A2257396



\$799,800

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,513 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Irregular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Separate Entrance		

Inclusions: Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Covering

This exceptional home boasts over 2,500+ SF and has it all! Bright and spacious with an abundance of natural light, the main floor is ideal for both family living and entertaining guests. The upgraded, custom kitchen features a gas cooktop, built-in wall oven, and sleek quartz countertops throughout. Upstairs offers a large bonus room, 4 BEDROOMS, 4 BATHROOMS, with a shared Jack and Jill bathroom, and an additional 4-piece bathroom and additional 4th bedroom complete the upper floor. The primary suite is a true retreat, boasting a luxurious 5-piece ensuite and a walk-in closet. The office can easily serve as a second primary suite, and every bedroom has an attached bathroom for added convenience. The unfinished basement with a side entrance provides great potential for customization. Located on a generous lot with a triple garage, this beautiful home is situated in the sought-after SE community of Walden, surrounded by peaceful parks, open spaces, wetlands, and a pristine pond. With convenient access to all major amenities, Walden offers the perfect harmony of nature and urban living. This home is a must-see to fully appreciate its many features, and it's listed BELOW the city market valuation, the best priced per square foot home around! **Take advantage of the massive price reduction of over \$40,000!**