



**GRASSROOTS**  
REALTY GROUP

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**85 Walgrove Rise SE**  
**Calgary, Alberta**

**MLS # A2259970**



**\$625,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,755 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows		

**Inclusions:** Dining Room Table

This beautiful family home was built in 2019 and truly shows better than new. It has been cared for and maintained to the highest standard, and it's obvious from the moment you walk in. The home was built with nearly every upgrade available, and the quality and attention to detail really stand out. Located on a quiet street with a south-facing backyard, it offers both privacy and sunshine. Inside, the open-concept floor plan spans over 1,750 sq ft and includes a double detached garage with EV charging. Just off the front entry, behind French doors, you'll find a versatile flex room. The main floor features brushed oak LVP flooring, 9' knockdown ceilings, a spacious family room, a powder room, a mudroom with custom built-ins, and a dining area perfect for family gatherings. The kitchen is a real highlight—complete with ceiling-height cabinetry, tons of storage, a walk-in pantry, 1.5" granite counters, upgraded stainless steel appliances (including a brand-new Bosch dishwasher), recessed lighting, and extra pot lights added by the builder. The living room looks out over the south backyard, filling the main and upper levels with natural light. Upstairs, you'll find three generously sized bedrooms and two full baths, including a private ensuite off the primary retreat. The primary easily fits a king-sized suite, offers a walk-in closet with built-ins, and a spa-like ensuite with dual sinks and an oversized shower. A large bonus room with vaulted ceilings and dimmable pot lights, a full main bath, and a laundry room with storage complete this level. Other thoughtful features include blackout blinds, timed fans in all bathrooms, and central A/C. The basement is undeveloped but offers two daylight windows and a separate side entrance—perfect for future development. This home truly has it all and is one you'll be proud to call your

own!