



GRASSROOTS
REALTY GROUP

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182 Walgrove Manor SE
Calgary, Alberta

MLS # A2262734



\$724,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,935 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, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

SOME STREETS JUST FEEL LIKE THE RIGHT MOVE. 182 Walgrove Manor SE sits half a block from Walden's PONDS AND PATHWAYS. It's the kind of micro-location buyers wish for and rarely find: close to nature, steps from everyday convenience, and comfortably removed from the noise that usually comes with both. Inside, the Halladay model from Homes by Avi balances open space with real-world function. The TWO-STOREY LIVING ROOM sets the tone—bright, airy, and anchored by a sleek fireplace feature wall that draws light all the way up to the OPEN-TO-BELOW BONUS ROOM. At the front, a FLEX ROOM with FRENCH DOORS gives focus to work, homework, or quiet mornings. The kitchen connects directly to the garage through a WALK-THROUGH PANTRY, so groceries move from car to counter without the chaos. A gas line is roughed-in for future range options, and the open layout carries naturally into the dining area—bright, functional, and ready for how people actually live. From here, an UPGRADED 3-SECTION PATIO DOOR opens to the 13' x 10' REAR DECK, already built and ready for outdoor dining, complete with a gas line roughed-in for your BBQ. Upstairs, both secondary bedrooms have WALK-IN CLOSETS, and the primary bedroom offers a SOAKER TUB, GLASS SHOWER, DOUBLE VANITY, and daylight in all the right places. Below, a 9' FOUNDATION with SEPARATE SIDE ENTRY is ready for whatever comes next, complete with ROUGH-INS FOR A BATHROOM, BAR, AND LAUNDRY. Mechanical upgrades include 200-AMP ELECTRICAL SERVICE, and an 80-GALLON HOT WATER TANK—forward-thinking features that add long-term value. WARM WOOD CABINETRY, LIGHT QUARTZ, WHITE TILE, AND BLACK ACCENTS keep the palette modern and calm—finished, but

never overdone. Every detail feels pulled together, right down to the natural light that hits just where you'd want it. Possession is late November, which means this one isn't waiting for spring. The build is almost done, the keys are nearly ready, and the BEST WALKING PATHS IN WALDEN are about to become part of your daily routine. • PLEASE NOTE: Photos are of a Showhome of the same model – fit and finish may differ. Interior selections and floorplans shown in photos.