



GRASSROOTS
REALTY GROUP

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41 Walgrove Green SE
Calgary, Alberta

MLS # A2268578



\$625,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Main floor: TV wall mount, wall lights, attached shelving below TV, remotes for ceiling fans, Nest thermostat, mudroom alcove shelving unit, front closet chrome shelving unit. Bonus room: 65" TV & wall mount, bonus room half wall display unit, attached speakers, receiver & woofer. Upper level: guest bedroom mirror and shelf, bedroom office chrome shelving unit. Backyard: Shed & shelves, Elevated planter box with shade and greenhouse covers, solar shade panel for patio, all ceramic planter pots, solar lights, bird houses and fence pots, rain clooection bin, gas bbq & cover, gardening hand tools in shed, Garage workbench, free standing metal shelving unit, wall hooks and shelving, ceiling mounted heating unit. Basement: pegboard, attached shelving (tv mount & shelves, west wall shelves, south wall shelves, crawl space attached shelf) Free standing black metal shelving, brown cabinet with doors.

Discover the exceptional quality and care poured into every corner of this air-conditioned family home. Perfectly positioned on a sunny corner lot, at the top of a quiet cul-de-sac in highly sought-after Walden, this residence is not just a house—it's a finished sanctuary ready for your arrival. The moment you step inside, the home's quality shines through, featuring 9-foot ceilings on the main level and elegant hardwood floors. Impressive Features & Thoughtful Design including a Chef's Kitchen: Entertain with ease in the main floor kitchen, equipped with a GE Café dual-fuel range (new 2022) and a stainless steel dishwasher with a tall tub and 3rd rack. Convenience is doubled with a walk-in pantry and a secondary pantry/storage area. A fabulous living room and eating area with an open concept, perfect for family gatherings. Owner's Sanctuary: The primary suite is a generous retreat featuring a walk-in closet and a luxurious ensuite with a soaker tub and separate shower. Family Comfort on the upper level also provides two more large bedrooms, a large bonus room, a generous laundry room, and a family bathroom showcasing a custom shower. Exterior Oasis has a stunning south-facing landscaped yard; is fully fenced—perfect for children and pets. Enjoy outdoor living on the two-level deck, complete with a custom patio cover for relaxing shade. A small utility shed is tucked away for extra storage. The owners have gone above and beyond to ensure this home offers true peace of mind, making significant investments in core systems and structural improvements: The basement is well on its way to completion, featuring professionally wired electrical and OSB on the walls and laminate

flooring, offering an ideal space for future development. Plus, the home is roughed-in for future solar installation! With an Unbeatable Location, Move right in and don't worry about a thing! You are just blocks from premier shopping in Legacy and enjoy the parks and multiple color coded parks for your kids to play at, enjoying neighborhood walkability and family-friendly amenities within minutes. This home truly stands out!