



GRASSROOTS
REALTY GROUP

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41 Walgrove Bay SE
Calgary, Alberta

MLS # A2271416

\$784,900



Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,343 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:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, No Neigh		

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

THERE’S A PARTICULAR KIND OF SILENCE THAT COMES WITH BACKING ONTO GREENSPACE—the kind that makes you pause at the back door without realizing you’ve stopped moving. That’s the first hint that 41 Walgrove Bay SE isn’t just another new build. The second hint is in the kitchen, where TWO ISLANDS divide tasks from gathering, giving busy households and enthusiastic hosts the rare luxury of work happening in one zone while everyone else gravitates to the other. It’s a layout that quietly solves the evening bottleneck without announcing itself. Textured cabinetry, QUARTZ THROUGHOUT, a SILGRANIT UNDERMOUNT SINK, and 50" UPPERS keep the palette both grounded and elevated, but the real secret is the WALKTHROUGH PANTRY—a straight shot from the garage entry that turns grocery unloading into a single, streamlined motion. And the UPGRADED THREE-PANEL PATIO DOOR off the dining area? It changes the entire main floor. Wider light. Better connection to the raised deck. A feeling of openness you can’t quite articulate until you’re standing there. Upstairs, the BONUS ROOM is more than a checkbox; it’s proportioned for real furniture and real downtime. DOUBLE DOORS OPEN TO A PRIMARY BEDROOM large enough to breathe in, finished with a FIVE-PIECE ENSUITE that treats storage and space as non-negotiables. The secondary bedrooms mirror that thinking with walk-in closets of their own, and the upper-floor laundry room keeps everything practical where it matters most. The WALKOUT BASEMENT is future-ready without forcing decisions—9' foundation walls, bathroom rough-ins, laundry rough-ins, a bar-sink rough-in, and a north-facing backyard with partial fencing that adds definition while the

greenspace behind keeps the view open. Even the garage has been considered: insulated, upgraded 8' door, and sized for vehicles and the gear that inevitably shows up with them. Tucked into one of Walden's quieter pockets with NO NEIGHBOURS BEHIND, this is a home that's built to feel good on day one and year ten—every choice made with durability and daily life in mind. If you've been waiting for a place that feels immediately right, rather than eventually workable, this one deserves your time. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession.