



**GRASSROOTS**  
REALTY GROUP

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118 Walgrove Bay SE  
Calgary, Alberta

MLS # A2273320



**\$809,900**

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,240 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Tray Ceiling(s)		

Inclusions:	N/A
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Experience elevated living in this stunning TRUMAN-built 3-bedroom, 2.5-bathroom home, perfectly located in the highly sought-after community of Walden. Situated on a desirable pie-shaped lot, this residence offers the perfect balance of style, space, and functionality—just moments from parks, scenic pathways, and shopping. Step inside to discover a bright, open-concept main floor designed for both everyday living and effortless entertaining. The chef-inspired kitchen is a true centerpiece, featuring full-height cabinetry with soft-close doors and drawers, sleek quartz countertops, premium stainless steel appliances, and a spacious walk-in pantry. The adjoining dining area flows seamlessly into the great room, where a striking fireplace and expansive windows create a warm and inviting atmosphere. Upstairs, the primary bedroom is a private retreat, showcasing a sophisticated tray ceiling, a luxurious 5-piece ensuite with dual vanities, a freestanding soaker tub, and a fully tiled shower, along with a generous walk-in closet. Two additional well-proportioned bedrooms, a stylish 4-piece bathroom, a versatile bonus room, and a convenient upper-level laundry space ensure comfort and practicality for the entire household. The separate side entrance provides direct access to the unfinished basement—an ideal opportunity to create a future home gym, or recreation area perfectly tailored to your lifestyle. Set on a quiet pie lot, this home offers a spacious backyard ideal for relaxation, entertaining, or play. With its elegant design, thoughtful upgrades, and a location that blends tranquility with connectivity, this Walden home is an exceptional opportunity you won't want to miss. Stay tuned for the photo gallery.