



**GRASSROOTS**  
REALTY GROUP

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**568 Walgrove Boulevard SE**  
**Calgary, Alberta**

**MLS # A2274857**



**\$799,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,245 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Tray Ceiling(s)		

<b>Inclusions:</b>	na
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Welcome to this impressive former TRUMAN showhome, where exceptional craftsmanship and contemporary design come together in the vibrant community of Walden. Ideally located just moments from shopping, pathways, and playgrounds, this 3-Bedroom + Den, 2.5-Bathroom home blends comfort, style, and everyday convenience. A bright and beautifully designed main floor sets the stage. The Chef's Kitchen is a true highlight, featuring full-height soft-close cabinetry, quartz countertops, premium stainless steel appliances, and an oversized island perfect for hosting and everyday living. The Great Room captivates with its soaring open-to-above ceiling and elegant fireplace, creating a warm and inviting focal point. A main-floor Den offers valuable versatility—ideal for a home office, study, or creative space. Completing the level are a chic 2-piece Bathroom and a functional Mudroom designed for today's busy households. Upstairs, the Primary Suite provides a luxurious retreat. Enjoy a sophisticated Tray ceiling, a spa-inspired 5-piece Ensuite, and a spacious walk-in closet. The upper floor continues with a bright Bonus Room, two generously sized Bedrooms, a contemporary 4-piece Bathroom, and convenient upper-level Laundry for added ease. A separate side entrance adds tremendous flexibility. This feature provides direct access to the unfinished Basement—perfect for future development. The open layout offers endless potential to create a space tailored to your needs. With its premium finishes, thoughtful floorplan, and standout features—this former showhome delivers exceptional value and modern living in one of Walden's most sought-after locations. Live Better. Live Truman