



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**182 Walgrove Manor SE**  
**Calgary, Alberta**

**MLS # A2275639**



**\$699,900**

|           |   |        |                  |
|-----------|---|--------|------------------|
| 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   | 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  |            |     |

THIS IS ONE OF WALDEN'S BEST-PLACED STREETS. Half a block from ponds and pathways, tucked away from through traffic, and positioned where daily routines feel quieter by default, 182 Walgrove Manor SE sits in a pocket buyers hope to find—and rarely do. Inside, the Halladay plan opens with intention. A TWO-STOREY LIVING ROOM immediately changes the feel of the main floor, pulling daylight deep into the space and giving the home a sense of volume that's felt, not announced. The full-height fireplace wall anchors the room without overpowering it, while the OPEN-TO-BELOW BONUS ROOM above keeps the connection between levels light and natural. At the front of the home, a FLEX ROOM with FRENCH DOORS creates true separation—ideal for focused work, homework, or a quiet reset before the day begins. The kitchen is designed around movement and storage, with a layout that feels intentional, efficient, and easy. A WALK-THROUGH PANTRY connects directly to the garage, so groceries land exactly where they should. Warm wood cabinetry, light quartz, and clean-lined finishes keep the palette calm and current, while the open layout flows easily into the dining area for everyday meals or casual hosting. From here, the UPGRADED THREE-PANEL PATIO DOOR opens to a 13' x 10' REAR DECK—already built, already usable, and roughed-in for a BBQ—so indoor life extends outward without complication. Upstairs, the layout stays practical and well balanced. The bonus room overlooks the living space below, both secondary bedrooms include WALK-IN CLOSETS, and the primary bedroom sits at the opposite end of the floor for added privacy. A FIVE-PIECE ENSUITE with a double vanity, SOAKER TUB, GLASS SHOWER, and a walk-in closet that completes the retreat with ease. The

basement is set up for future flexibility, with 9' FOUNDATION WALLS, a SEPARATE SIDE ENTRY, and ROUGH-INS already in place for a bathroom, bar, and laundry. Mechanical upgrades include a 200-AMP ELECTRICAL SERVICE and an 80-GALLON HOT WATER TANK—smart choices that support long-term use. The home is fully complete and available for IMMEDIATE POSSESSION. Book a showing today! Walden's ponds and pathways are just around the corner—and ready whenever you are.