



GRASSROOTS
REALTY GROUP

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93 Walgrove Bay SE
Calgary, Alberta

MLS # A2278122



\$849,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,468 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions:	na
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Backing onto a peaceful greenspace and offering a walkout basement, this beautifully crafted TRUMAN-built home delivers privacy, natural surroundings, and contemporary comfort on one of Walden's most desirable streets. Similar in design yet uniquely positioned, this 3-bedroom plus main-floor den, 2.5-bathroom residence is thoughtfully designed for modern family living, just steps from shopping, scenic walking paths, and nearby playgrounds. Inside, a bright open-concept floor plan welcomes you with stylish finishes and functional flow. The chef-inspired kitchen features full-height soft-close cabinetry, elegant quartz countertops, and premium stainless steel appliances, making it ideal for both everyday use and entertaining. The great room is enhanced by an impressive open-to-above design and a cozy fireplace, creating a warm and inviting focal point. A main-floor den provides versatility for a home office or study, while a 2-piece bathroom and a practical mudroom complete the main level. Upstairs, the primary bedroom offers a serene retreat with a sophisticated tray ceiling, a spa-like 5-piece ensuite, and a generous walk-in closet. The upper floor also includes a spacious bonus room, two additional well-sized bedrooms, a modern 4-piece bathroom, and a convenient upper laundry area. The unfinished walkout basement opens to the backyard and greenspace beyond, presenting endless potential for customization while enhancing the home's connection to its natural setting. With no rear neighbors and tranquil views, the outdoor space is perfect for relaxing, entertaining, or simply enjoying the added privacy. Experience the quality and craftsmanship of this newly constructed TRUMAN home in an exceptional greenspace location.