



GRASSROOTS
REALTY GROUP

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**114 Walgrove Green SE
Calgary, Alberta**

MLS # A2282586

\$600,000



Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,908 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	See remarks		

Welcome to 114 Walgrove Green SE, a well-maintained family home ideally located across from walking paths in the vibrant community of Walden—offering comfort, functionality, and everyday convenience. Step into a bright and open main level designed for modern living. The spacious living room is anchored by a gas fireplace and framed by large windows that flood the space with natural light. The kitchen offers generous cabinetry and counter space, a walk-through pantry, and flows seamlessly into the dining area—perfect for both daily living and entertaining. A practical mudroom connects directly to the double attached garage, adding everyday ease. Upstairs, retreat to a comfortable primary bedroom complete with a walk-in closet and private ensuite. Two additional bedrooms share a full bathroom—ideal for kids or guests—while the conveniently located laundry room keeps chores simple. This level is finished with a versatile bonus room plus a flex/study area, offering space for homework, work-from-home, or relaxation. The basement is unfinished, providing a great layout and a blank canvas to create additional living space tailored to your needs. Outside, enjoy a fully fenced backyard with two-tier decking and landscaped outdoor space—perfect for summer evenings, family BBQs, or quiet mornings. Located just minutes from shopping, schools, restaurants, South Health Campus Hospital, and all major amenities, with parks and pathways right across the street—this home delivers exceptional value in a growing SE Calgary community.