



**47 Walgrove Park SE  
Calgary, Alberta**

**MLS # A2282661**



**\$699,990**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Walden  |               |                  |
| <b>Type:</b>     | Residential/Duplex  |               |                  |
| <b>Style:</b>    | Attached-Side by Side, Bungalow                                   |               |                  |
| <b>Size:</b>     | 1,155 sq.ft.  | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached  |               |                  |
| <b>Lot Size:</b> | 0.09 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, 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-2M |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A   |                   |      |

Nestled on a quiet street, this pristine semi detached bungalow villa offers the perfect blend of luxury, convenience, and maintenance free living without sacrificing space or style. The open concept main floor is anchored by an expansive great room featuring a cozy fireplace and large windows that flood the space with natural light, making it equally suited for quiet evenings or entertaining. The stunning chef’s kitchen impresses with a large island and eating bar, quartz countertops, stainless steel appliances, and an abundance of cabinetry and counter space. A generously sized walk in pantry with oversized doors adds both style and practicality. Just off the double attached garage, a functional mudroom with built-in storage also houses the main floor laundry and a convenient two piece powder room, thoughtfully designed for everyday living. The primary suite is a true retreat, ideally positioned to face the peaceful green space, and features a spa inspired ensuite with a freestanding tub, dual vanities, and a walk in closet. The partially finished basement is the perfect extension of your living area, complete with two additional bedrooms and a 4 piece bathroom. Minimal work remains to complete the basement, with only flooring, baseboards, and window casings left to finish. Outside, enjoy your beautifully landscaped yard with a rear lane double attached garage for easy access. And the best part? No condo fees. Living in Walden means nature at your doorstep, with picturesque walking trails, parks, and green spaces just steps away. Plus, you are only minutes from top rated schools, shopping, dining, golf, and major commuter routes. This is a rare opportunity to own a hard to find executive bungalow villa in a prime location.