



GRASSROOTS
REALTY GROUP

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34 Walgrove Link SE
Calgary, Alberta

MLS # A2285323



\$749,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Flag Lot, Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: mudroom cabinets, floating shelves living room & master bedroom & garage, hanging bike strings, work bench in utility room

Welcome to this beautifully fully developed home offering 3 bedrooms and 3.5 bathrooms in a sought-after SE location. Designed with modern style and everyday functionality in mind, this property delivers the perfect blend of comfort, space, and convenience. The main floor boasts a wide open-concept layout with neutral décor and contemporary finishes throughout. Expansive windows flood the space with natural sunlight, creating a bright and inviting atmosphere. The stunning kitchen features stainless steel appliances, rich walnut ceiling-height cabinetry, and an oversized stone countertop island—perfect for entertaining or casual family meals. A cozy fireplace anchors the living area, while the thoughtfully designed mudroom, massive pantry, and convenient 2-piece powder room complete the main level. Upstairs, you’ll find a spacious primary retreat featuring a walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms and another 4-piece bathroom provide ample space for family or guests. The upper floor also offers a versatile bonus room, a dedicated office area with built-in desks, and a separate laundry room complete with shelving and cabinetry for added convenience. The recently completed basement expands your living space even further and includes a beautiful 4-piece bathroom—ideal for recreation, guests, or future customization. Outside, the extra-wide exposed aggregate concrete driveway enhances curb appeal and provides additional parking. The garage includes added storage solutions for optimal organization. The fully fenced backyard is designed for low-maintenance enjoyment, featuring artificial turf, a concrete patio, a charming gazebo, and a cozy fire pit—perfect for relaxing or entertaining year-round. Ideally located close to walking paths, green spaces, playgrounds, schools,

shopping, and transit, this home offers exceptional lifestyle convenience in a family-friendly community. A truly move-in-ready home that checks all the boxes—don't miss your opportunity to make it yours!