



GRASSROOTS
REALTY GROUP

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

63 Walgrove Way SE
Calgary, Alberta

MLS # A2286196



\$759,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,092 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Blinds		

Where can you find a fully finished, fenced, landscaped, 4 bed, 3.5 bath, front bonus room, NET ZERO home?! RIGHT HERE! Welcome to this exceptional 2,092 sq ft fully finished two-storey home in the heart of Walden — offering modern luxury, energy efficiency, and thoughtful upgrades throughout. Designed for today's family, the bright main floor showcases 9' ceilings and a beautifully appointed gourmet kitchen featuring a gas cooktop, built-in wall oven, expansive island with built-in wine storage, and an ideal layout for entertaining. The open-concept design flows seamlessly into the dining and living areas, creating the perfect space for gatherings. Upstairs you'll find 3 spacious bedrooms, a convenient upper laundry room, and a bright 4-piece main bath. The huge primary retreat offers a luxurious 5-piece ensuite (including dual sinks & a relaxing soaker tub) and generous space to unwind. A front bonus room provides the perfect setting for a home theatre, playroom, or additional lounge space. If you look outside there bonus room, you'll notice you won't be looking directly at other homes - space to breathe! The fully developed basement expands your living area with an additional bedroom complete with walk-in closet, a full bathroom with shower, a large recreation room, dry bar for snacks, and excellent storage space — ideal for guests, teens, or extended family. This home is a true standout with its NET-ZERO features, including: 12 Panel Solar System delivering approximately 110% of energy offset - Sense Monitoring system for real-time energy production & consumption tracking - Lennox central air conditioning - Culligan whole-home water softener - Comprehensive Ring security system with cameras & motion sensors - Smart door lock on the main floor with advanced Z-Wave technology, providing seamless

integration with home automation systems (Ring Security System) and complete peace of mind with keyless entry, remote access, secure locking/unlocking for convenience and elevated security for you and your family - Gemstone permanent exterior lighting for stunning year-round curb appeal - Professionally designed closet systems with custom wood shelving & drawers Enjoy the convenience of a double attached garage and an unbeatable CUL-DE-SAC location just steps to Walden Pond, community walking trails, parks, outdoor rink, soccer fields, bike paths, shopping, fire station, transit, and quick access to 212 Ave & Macleod Trail. This is the complete package — style, sustainability, security, and space — in one of Calgary's most desirable south communities.