



**58 Walgrove Bay SE  
Calgary, Alberta**

**MLS # A2297651**



**\$749,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,343 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

EVER LOOK AT YOUR KITCHEN ISLAND AND REALIZE IT'S DOING TOO MANY JOBS&hellip; AND NONE OF THEM WELL? This one solves that problem properly. TWO ISLANDS. Not for show&mdash;because real life doesn't happen in a straight line. One becomes the drop zone, the snack zone, the "I'll deal with this later" zone. The other stays clear enough to actually cook, host, or pretend you have it together when people come over. It's one of those decisions that feels excessive&mdash;right up until you live with it, and then you wonder why it isn't standard. Finished in CLEAN, MODERN TONES with QUARTZ SURFACES, full-height cabinetry, and a chimney hood fan that actually looks like it belongs there, the whole space holds up whether it's a Tuesday night or ten people deep on a Saturday. The WALK-THROUGH PANTRY backs it up, turning grocery runs into a straight-line operation instead of a full house tour. And the rest of the main floor keeps up&mdash;clean sightlines, anchored living space, and a connection to the backyard that actually gets used. Upstairs, the BONUS ROOM does something subtle but important: it creates distance. Bedrooms aren't stacked on top of each other&mdash;they're separated in a way that gives everyone a bit of breathing room. And every bedroom gets its own walk-in closet, which feels like a small detail until it isn't. Behind the walls, the decisions are already made for you&mdash;in a good way. 200-AMP SERVICE, a properly planned SIDE ENTRY, and a basement set up for whatever comes next, without needing to redo what should have been thought through from the start. And the timing? BRAND NEW, QUICK POSSESSION, in a neighbourhood that's already established&mdash;so you're not waiting

for it to catch up to itself. If your current kitchen feels like it's asking too much of one surface&hellip; this might be the upgrade that actually fixes it. It's time to tell your agent you'd like to see it in person.