



**63 Walgrove Way SE  
Calgary, Alberta**

**MLS # A2298604**



**\$749,900**

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

<b>Heating:</b>	Forced Air	<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>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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 &mdash; offering modern luxury, energy efficiency, and thoughtful upgrades throughout. Designed for today&rsquo;s family, the bright main floor showcases 9&rsquo; 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&rsquo;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 breath! 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 &mdash; 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 &mdash; style, sustainability, security, and space &mdash; in one of Calgary&rsquo;s most desirable south communities.