



**103 Walgrove Green SE
Calgary, Alberta**

MLS # A2299818



\$799,900

Division:	Walden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Telus Smart Home Alarm components (transfer fees and costs TBV), baby gate at top of stairs, TV wall mounts (TV's will not stay)

RARE! SPACIOUS BUNGALOW WITH ATTACHED DOUBLE GARAGE THAT BACKS ONTO TREED RESERVE! This home features vaulted ceilings in the main level, loads of sunny windows and a functional floorpan. BASEMENT FULLY FINISHED BY BUILDER. Exceptional design with modern colours and finishes. Kitchen boasts quartz counters, a gas range and loads of counter space. Open to the dining and living spaces, this is ideal for entertaining. Living room with cost gas fireplace and views of the trees on the reserve out back. Dining room next to large sunny patio doors. MAIN FLOOR OFFICE/DEN is ideal for working from home! Primary bedroom is massive and has a stunning ensuite with double sinks and stand up shower. Basement fully finished with high ceilings, 2 additional full-sized bedrooms, a full bath, lovely rec room and loads of storage. What a great place for movie nights! Backyard is landscaped with fake grass and lots of rock scapes and low maintenance shrubs. In-ground irrigation for your convenience. Deck off the upper dining room is ideal for catching the morning sun. BBQ with your built-in gas line and enjoy a maintenance free yard, fully private from homes behind you due to the treed reserve. CENTRAL AIR CONDITIONING IN THIS HOME. Garage is clean as a whistle. These bungalows rarely come up for sale and were built in limited quantity. WELCOME HOME! **QUICK POSSESSION AVAILABLE.**