



**49 Walgrove Bay SE
Calgary, Alberta**

MLS # A2301361



\$759,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,080 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

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

Inclusions: n/a

Welcome to this beautifully designed "Canyon" by Daytona Homes on a premium walkout lot backing onto peaceful greenspace, offering privacy and stunning views. One of the last of its kind in the established community of Walden. The main floor features a bright, open layout with a cozy fireplace and a dedicated tech area—perfect for working from home or daily organization. Upstairs, a central bonus room provides the ideal space for relaxing or entertaining, separating the three spacious bedrooms for added privacy. The primary bedroom is a true retreat, complete with a private balcony overlooking the greenspace and a luxurious 5-piece ensuite featuring dual sinks, a soaker tub, and a tiled shower. Two additional bedrooms and a convenient upstairs laundry room complete the upper level. With a double front attached garage and an undeveloped walkout basement ready for your vision, this home offers the perfect blend of functionality, comfort, and connection to nature. Photos representative.