



**462 Walgrove Way SE  
Calgary, Alberta**

**MLS # A2303333**



**\$589,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,619 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Level, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Soaking Tub, Storage		

**Inclusions:** N/A

Discover this exceptional home in the highly desirable community of Walden. Perfectly positioned on a west-facing lot with no homes directly in front, it offers rare, open sightlines down the street—creating an enhanced sense of space, privacy, and natural light. Step inside to a bright, inviting main floor highlighted by 9-foot ceilings and a versatile front living room. This flexible space adapts effortlessly to your lifestyle—ideal as a home office, formal dining room, or cozy reading retreat. A stylish partial wall connects it to the main living area, while a built-in privacy blind offers separation when desired. The modern kitchen impresses with quartz countertops, stainless steel appliances, and sleek cabinetry. The dining area flows seamlessly into the spacious family room, creating the perfect setting for both everyday living and entertaining. A well-designed mudroom leads to the deck and fully landscaped backyard—an ideal spot to enjoy warm summer afternoons and relaxing evenings. From here, you’ll also access the large double detached garage, offering ample room for two full-sized vehicles with space to spare. Upstairs, you’ll find three generous bedrooms, including a serene primary suite featuring a large west-facing window with no direct neighbours across the street, a bright walk-in closet with a window, and a private ensuite complete with a deep soaker tub and separate shower. Two additional bedrooms, a full 4-piece bathroom, and an upper-level laundry room provide comfort and convenience for busy households. A built-in countertop with overhead shelving at the top of the stairs adds smart extra storage. The unfinished basement offers excellent potential with a large window and roughed-in plumbing—ready for your future development vision. Additional upgrades include designer blinds and curtains that

elevate the home's style and ambiance. Located close to schools, shopping, parks, and transit, this home is an ideal fit for both growing and established families. Don't miss the opportunity to experience this standout property—book your showing today.