



**544 Walgrove Boulevard SE  
Calgary, Alberta**

**MLS # A2134646**



**\$809,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,009 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s)		

**Inclusions:** N.A

TRUMAN 4 Bedroom, 3.5 Bath home in the established community of Walden with access to Deerfoot, Stoney Trail, nearby Playgrounds, Pathways, Shopping, Schools. Step inside this Open Concept plan featuring a Bright Chef's Kitchen with Full Height Matte Black Cabinetry, Soft Close Doors & Drawers, Eating Bar with Quartz Countertops, Stainless Steel Appliance package, opening to the Dining area and Great Room. The Main Floor features Electric Fireplace in the Great Room with complimentary Brick Surround, 9' Ceilings, LVP Flooring, Bedroom, 4 piece Bathroom, and Mudroom. Step upstairs to the Primary Suite with highlights such as a Tray Ceiling, 5 piece ensuite and Walk in Closet. The Upper Floor features a Bonus Room, two additional Bedrooms, 4 piece Bathroom, and Laundry area.. The unfinished Basement with Separate Side Entrance awaits your personal touch. This bright and airy home is ready for possession in June! \*Photo Gallery os similar home, photo gallery coming soon!