



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

44 Walgrove Green SE
Calgary, Alberta

MLS # A2146902



\$619,999

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,466 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		
Inclusions:	N/A		

Dream Home in Walden Awaits You! Welcome to your next adventure in the heart of the sought-after Walden neighbourhood! This delightful 4-bedroom gem is bursting with charm and ready to be your family's forever home. Step inside and feel the warmth of a well-maintained, cozy haven that promises joy in every corner. Key Features: 4 Spacious Bedrooms: Perfect for family living, offering comfort and tranquility. Finished Basement: A versatile space for a playroom, home office, or entertainment hub. 2-Car Detached Garage: Ample space for your vehicles and storage needs. Prime Location: Nestled in Walden, a neighbourhood renowned for its vibrant community and proximity to top-notch amenities and schools. Imagine the laughter and memories waiting to be made in this beautiful home. Whether it's a cozy movie night in the finished basement or a sunny afternoon in the spacious backyard, every day will feel like a new adventure. Don't miss out on this fantastic opportunity to make Walden your home! Come and experience the perfect blend of comfort, convenience, and community. Your dream home is just a visit away!