



**536 Walgrove Boulevard SE  
Calgary, Alberta**

**MLS # A2149895**



**\$809,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,999 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

Experience modern elegance in this TRUMAN-built 4-bedroom, 3-bathroom home located in the established community of Walden. Close to shopping, scenic pathways, and playgrounds, this residence offers both convenience and comfort. Step inside to an open-concept layout featuring a radiant Chef's Kitchen with full-height Cabinetry, soft-close doors and drawers, Quartz countertops, and sleek stainless steel appliances. The main floor impresses with an open to-above design in the Great Room with soaring Ceilings, a cozy brick-surround Fireplace, 9' ceilings, and LVP flooring. Enjoy the added convenience of a main floor Bedroom, a 4-piece Bathroom, and a functional Mudroom. Upstairs, the luxurious Primary Suite includes a Tray ceiling, a 5-piece Ensuite, and a spacious walk-in closet. The upper level also features a versatile Bonus Room, two generously sized Bedrooms, a stylish 4-piece Bathroom, and a convenient Laundry area. The unfinished basement, complete with a Separate Side Entrance, offers potential for customization to suit your needs. Built on a traditional lot, this bright and airy home is move-in ready. Don't miss the chance to tour this newly built TRUMAN home and discover elevated living and comfort.