



**69 Walgrove Green SE
Calgary, Alberta**

MLS # A2150116



\$699,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn, Garden, Landscaped, Private, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home		

Inclusions: shed(s), security equipment, Fire pit

Welcome home to this lovingly maintained and thoughtfully finished home in family friendly Walden. Just steps to parks, walking paths and the shops and services of Township, this property is sure to impress. This home features nearly 1900 sq ft. of thoughtfully designed space complete with 3 bedrooms, 2.5 bathrooms and a full DOUBLE ATTACHED GARAGE. This home is full of UPGRADES, from the ceramic tile entry to the LUXURY HARDWOOD FLOORING throughout the main level along with the high ceilings. Not to mention the bright spacious kitchen featuring a GRANITE ISLAND complete with GRANITE SINK and UPGRADED stainless steel appliances, including a newer GAS STOVE, you will love to call this property HOME. The chef's style kitchen also features loads of cabinetry, trendy backsplash, classic lighting fixtures and wall pantry. Don't worry about those hot summer nights with CENTRAL AIR CONDITIONING. Stroll through the main level sliding glass door to find your CUSTOM SCREENED-IN PORCH overlooking a stunning yard boasting two ENGLISH GARDENS, LED lights, paving stones and FIRE PIT. Upstairs you will find your owner's retreat complete with walk in closet and 4 piece ensuite with DOUBLE SINKS and spacious shower featuring bench. The large central BONUS ROOM gives good separation between the primary suite and the other good sized bedrooms. You will find another full bathroom, convenient linen closet and upper laundry to round out this level. The basement is unspoiled awaiting your design ideas. Also included is a water softener, security system equipment, zebra and bedroom black-out blinds, and exterior sheds. Better than new! Schedule a private viewing with your favourite Realtor today!