



**294 Walgrove Boulevard SE
Calgary, Alberta**

MLS # A2161567



\$780,000

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|------------------|-----------------------------|---------------|------------------|
| Division: | Walden | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,313 sq.ft. | Age: | 2018 (6 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped, Rectangular Lot | | |

| | | | |
|--------------------|---------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters

Inclusions: 2 TV wall mounts, alarm system with Ring cameras.

Showcasing an obvious commitment to quality, this home leaves a long-lasting impression with its refined spaces lavished with natural light. Crisp contemporary hardwood flows through the lavish open-plan living room, kitchen, and dining room, extending outdoors for sun-splashed entertaining on the exquisite deck adorned with a beautiful pergola. An electric fireplace warms the living room; offering a pleasant space for the family to spend time together. The kitchen is an elegant, balanced room built around a functional central island topped with light-coloured quartz. A pass-through gives easy access to the pantry and kitchen from the garage. A practical den by the front entrance completes the main floor. Rising up from the centre, a decorative staircase leads to three lavish bedrooms, two sharing a central family bathroom, the main featuring a larger walk-in closet, and a decadent 5-piece spa ensuite. The bedrooms are separated by a large bonus room which can be used as a fourth bedroom. The basement is unfinished and offers great potential for future development. It is up to you to decide if this large flexible space will be turned into a media room, bedroom or family room. A combination of a soaring 9' ceiling on both floors with large windows makes the natural light shine in. The home includes central A/C which makes for a comfortable environment when the weather dials up. A double garage with an epoxy-covered floor takes the work out of ice scrapping in the winter plus there is an additional parking in a long driveway. Last but not least this house includes a 10 kW grid-connected solar system that generates 10,000 kilowatt hours per year. The solar system is under warranty until September 2045. Don't miss out!