



**16 Walgrove Rise SE
Calgary, Alberta**

MLS # A2179205



\$775,000

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|------------------|---------------------------------|---------------|------------------|
| Division: | Walden | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,025 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Lawn, Low Maintenance Landscape | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, High Ceilings, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: All garage shelving

Finally, a home where you can PARK YOUR FULL-SIZE PICKUP IN THE GARAGE and have space to spare! Beautifully finished and with so many extras to make living easy. The main floor greets you with a bright open concept featuring 9FT CELINGS, a stunning kitchen with GAS RANGE, stainless steel appliances and CUSTOM WALK-THROUGH PANTRY. A WHOLE HOME SOUND SYSTEM flows through the main floor, upstairs, and outside to the extensive deck in the back yard where entertaining is made easy with a GAS LINE for the BBQ and space for kids and pets to play on the lawn. Upstairs opens to a large BONUS ROOM and clever OFFICE space while still allowing for a large Primary with gorgeous FIVE-PIECE ENSUITE, two additional bedrooms, FOUR-PIECE SHARED BATH, LAUNDRY ROOM, and WALK-IN CLOSETS IN EVERY ROOM. The lower level is a fantastic space that offers versatility. It includes a FOURTH BEDROOM, rec area and a THREE-PIECE BATH. Also ideally suited for a HOME-BASED BUSINESS, featuring a SECOND LAUNDRY ROOM, VENTALATION SYSTEM CUSTOMIZED to provide a safe, well-ventilated environment specifically tailored for a home esthetician business, QUIET ZONE INSULATION above the ceiling tiles (also in the roof!) and loads of storage space. This is one home you really need to see.