



**318, 40 Walgrove Walk SE
Calgary, Alberta**

MLS # A2194048



\$372,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	758 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

****Welcome to this beautifully upgraded 2-bed, 2-bath Silverado Model by Cardel that combines modern design with comfort and functionality. Nestled in a prime, south-facing location, this property offers breathtaking views and fills every room with natural light throughout the day. **The primary suite features a luxurious bathroom with upgraded sliding glass shower doors, dual vanities, and a serene ambiance that provides a perfect retreat. The second bathroom is designed for versatility and convenience, offering a shower and tub combination. **This home was recently updated with new flooring just six months ago. The durable and elegant LVP flooring, paired with stylish tile, ensures a cohesive and modern look throughout the home. Importantly, there is NO CARPET, making it an excellent choice for easy maintenance and allergy-friendly living. **The upgraded kitchen is the absolute focal point, boasting granite countertops and stainless steel appliances. A large kitchen island provides ample space for meal preparation or casual dining. Storage is never an issue with the corner pantry, and the ceiling-height white cabinets and pendant lights create a timeless and elegant feel. **Additional features include a separate laundry room for added convenience and even more storage, air conditioning to ensure comfort year-round, heated underground parking stall, plus additional private storage locker, and a south-facing balcony (6'x13'). **This meticulously maintained home is move-in ready and only steps away from Township Shopping Center and easy access to Calgary Transit. Love to walk, bike or ride? There are miles of walking paths leading past parks, playgrounds, and water features, not to mention 300-acres of protected environmental reserve to explore in nearby Pine Creek Valley. **Schedule your viewing today and imagine**

yourself living in this stunning space!**