



GRASSROOTS
REALTY GROUP

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32 Walgrove Place SE
Calgary, Alberta

MLS # A2202581

\$779,950



| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Walden | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,038 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Pie Shaped Lot | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

OPEN HOUSE APRIL 6 2-4 PM!*** RARE LARGE PIE LOT BACKING ONTO GREEN SPACE !!! ***Immediate Possession Available! Welcome to 32 Walgrove Place SE, a beautifully designed home in the heart of Walden, offering a rare pie-shaped lot with a walkout basement, creating endless possibilities for future development and backyard enjoyment. Built by Daytona Homes, this spacious two-story home combines modern design with functional living, featuring a double-attached garage and an open-concept layout perfect for families and entertainers alike. Stepping inside, you're welcomed by a two-piece bathroom and a mudroom to the right, providing a practical space for keeping things organized as you enter from the garage. Moving further into the home, the gourmet kitchen takes center stage with a large island, sleek finishes, and ample storage. Flowing seamlessly into the great room and nook, this space is designed for gathering, whether it's a cozy night in or hosting friends and family. The back deck, complete with a gas line for BBQs, makes outdoor dining and summer entertaining effortless. Upstairs, two well-sized bedrooms are positioned at the rear of the home, sharing a stylish three-piece bathroom with a dedicated laundry room nearby for added convenience. Separating the front and back of the home, a large bonus room offers a versatile space that can be used as a media area, home office, or playroom. At the front, the primary suite provides a peaceful retreat, complete with a walk-in closet and a five-piece ensuite featuring dual sinks, a soaker tub, and a separate shower. The walkout basement adds even more potential, whether you envision additional living space, a home gym, or a future legal suite to maximize your investment. The pie-shaped lot provides extra backyard space, perfect for outdoor activities,

gardening, or creating your dream patio. Located in the vibrant community of Walden, this home offers easy access to parks, schools, shopping, and major roadways, ensuring a perfect balance of tranquility and convenience. With Daytona Homes’s reputation for exceptional quality and customer service, 32 Walgrove Place SE is more than just a home, it’s a lifestyle. Book your private showing today and experience everything this incredible property has to offer.