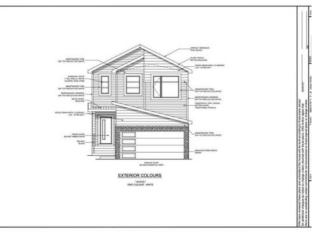


1-833-477-6687 aloha@grassrootsrealty.ca

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,

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