



GRASSROOTS
REALTY GROUP

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53 Walgrove Green SE
Calgary, Alberta

MLS # A2203537



\$649,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,829 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Window Coverings

PRICE TO SELL!!!! Welcome to this charming detached home in family friendly community of Walden! With more than 1800 sqft living space, this well-maintained will be perfect for any size of family. Welcoming foyer leading to an open-concept living area. Upon entry, you will find stylish kitchen with granite countertops, stainless appliances and ample cabinet space + pantry. You'll appreciate the good-sized pantry, offering plenty of storage for all your kitchen essentials. The south-facing backyard brings in abundant natural light, making the living spaces bright and inviting. Cozy living room with natural light is creating a warm and inviting atmosphere for family gatherings and relaxation. Formal dining room adjacent to the kitchen is perfect for enjoying meals together and entertaining guests. Step through the dining room to discover a deck and paver patio, ideal for outdoor entertaining and enjoying those cooler evenings. Highlight primary bedroom on the upper level with ensuite bathroom and walk-in closet, offering privacy and convenience. South facing primary bedroom offers plenty of natural light throughout the day. With upper-level laundry room, you can add more convenient, making laundry tasks more manageable. Two additional great size rooms on upper level are ideal for a growing family or guests and are providing separation and privacy for the primary bedroom. The upper-level family room is the perfect space for relaxation or entertaining, offering a cozy retreat for the whole family. The unfinished basement offers endless potential for future development, whether you envision extra living space, a home gym, or additional storage. You'll also love the double attached garage, offering ample storage and convenience. Experience community living with nearby amenities such as parks, playgrounds, and walking trails. Walking distance to shopping and groceries,

making daily household chores even easier. New hot water tank(2024). As the first owner since its build, this home has been meticulously maintained and is move-in ready. Plus, the prime location is close to all your needs! Don't miss out on this wonderful opportunity to own a beautiful home in the desirable community of Walden! Book your private showing!