



**GRASSROOTS**  
REALTY GROUP

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**34 Walgrove Passage SE**  
**Calgary, Alberta**

**MLS # A2204218**



**\$675,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this charming two-storey detached home located in the sought-after community of Walden in SE Calgary. With almost 2,150 square feet of total living space, including the basement. This move-in-ready home offers modern comfort, thoughtful upgrades, and a welcoming atmosphere. The home's great curb appeal is enhanced by a spacious front porch, perfect for enjoying your morning coffee or unwinding in the evening. Step inside to an inviting open-concept layout with 9-foot ceilings that seamlessly connect the spacious living and dining areas. The beautifully designed kitchen features a large quartz peninsula, perfect for meal prep and entertaining. Cooking enthusiasts will appreciate the upgraded gas range, chimney hood fan, and built-in microwave, giving the space a professional feel. The kitchen also boasts stainless steel appliances including a dishwasher, and an upgraded fridge with a water & ice dispenser. Also, tons of cabinet storage and a half bathroom is conveniently located on this level for guests and everyday use. Upstairs, the primary bedroom offers a generous retreat with a walk-in closet and a private 3-piece ensuite. Two additional bedrooms provide comfortable living space, complemented by a shared 4-piece bathroom. The laundry area is also conveniently located on this floor for added ease. The fully developed basement, finished by the builder, expands the home's living space. It includes a spacious recreation room, a well-sized bedroom with a walk-in closet, and another 3-piece bathroom. Additionally, the basement offers tons of extra storage space and a second washer, ideal for washing work clothes, rugs or other items. Enjoy outdoor living with a deck, built by the builder, that's perfect for relaxing or entertaining. The double-car garage, also built by the builder, provides ample parking and storage. The property is fully fenced

and beautifully landscaped, offering privacy and a finished outdoor space to enjoy. Don't forget that the Walden community offers the perfect blend of urban convenience and natural beauty. With parks, walking paths, and green spaces, it's ideal for outdoor activities. The community provides easy access to shopping, dining, schools, and major roadways, ensuring a comfortable and convenient lifestyle. With a great neighbourhood, quality craftsmanship, thoughtful upgrades, and move-in-ready appeal, this home is a complete package—offering style, function, and peace of mind for its next owners.