



GRASSROOTS
REALTY GROUP

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249 Walgrove Terrace SE
Calgary, Alberta

MLS # A2205516



\$750,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,937 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Blinds, Basement Refrigerator, Basement Electric Stove, Basement Microwave Hood-fan

2-STOREY FAMILY HOME WITH LEGAL 2-BED BASEMENT SUITE | MORTGAGE HELPER OR MULTI-GENERATIONAL LIVING!
Welcome to 249 Walgrove Terrace SE—a beautifully maintained, NEXT-TO-NEW 2-storey home built by Cardel Homes in 2019, that offers everything you need for the perfect family home: 2700+ SQFT of developed living space, a legal 2-bedroom basement suite, and a spacious, fully fenced-in yard with a deck—ideal for both everyday life and entertaining! Whether you're an investor or a growing family, this home is an amazing opportunity! Step inside and feel immediately at home! The main floor features an open-concept layout, filled with natural light and stylish finishes. The spacious living room is the ideal spot for cozy evenings by the fireplace, while the dedicated dining area comfortably fits a large table for family dinners. The kitchen is the heart of the home, complete with modern cabinetry, stainless steel appliances, Quartz counters, a sizeable pantry, and a generous island with seating—perfect for everyday living or hosting guests. Glazed doors off the dining room lead to a large deck and fully fenced South-facing backyard, ideal for summer barbecues, family playtime, or just soaking up the sun! The main floor also features a dedicated office or flex space—perfect for remote work—alongside a convenient 2-piece guest bathroom. Upstairs, the thoughtful layout continues with a total of 3 generously sized bedrooms, including a large primary suite with a walk-in closet and a private 5-piece ensuite, featuring a soaking tub, separate shower, and dual vanities. A central bonus/family room offers extra lounging space, plus you’ll also find a full 4-piece bathroom & a convenient upstairs laundry room with ample storage. Heading downstairs to the real value-add; the LEGAL 2-BEDROOM

BASEMENT SUITE—professionally developed and fully permitted, it features a full kitchen, 4-piece bathroom, laundry area, and 2 good-sized bedrooms. Whether you choose to generate rental income and use as a mortgage helper or host extended family, this suite offers incredible flexibility. To finish off the home is a double attached garage (no more scraping snow!), a spacious fully fenced-in private backyard perfect for children to play and pets to roam freely and a great location. Ideally located just down the street from the Township Shopping Centre for all of your shopping needs, plus lots of green spaces including both the Legacy and Walden ponds, and the popular Wolf Willow off-leash dog park. You are also just minutes from All-Saints High School & the South Health Campus. Commuting is a breeze with quick access to major routes including Macleod Trail, Stoney Trail, and Deerfoot Trail. Jumping in the car: Downtown is a 28 min drive (32.1KM), Airport is a 31 min drive (41.2KM), & Banff is a 1 hr 31 min drive (148KM).