



GRASSROOTS
REALTY GROUP

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134 Walgrove Drive SE
Calgary, Alberta

MLS # A2209339



\$589,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,506 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

BEST DEAL IN WALDEN | 4 BEDROOMS| 2.5 WASHROOMS| DOUBLE GARAGE DEATTACHED | CENTRAL AIR CONDITION| FINISHED BASEMENT| Nestled in the heart of Walden and directly across from a vibrant kids's play park, this beautifully upgraded and fully developed family home is the perfect blend of luxury, functionality, and location. Boasting over 2,000 sq ft of total living space, this home features 3 spacious bedrooms plus a versatile room in the basement, 2.5 bathrooms, and a stunning southwest-facing backyard oasis. Inside, you'll love the wide-open main floor layout with 9 ft ceilings, high-end engineered flooring ideal for kids and pets, and a dream kitchen complete with quartz countertops, a deluxe gas stove, soft-close cabinetry, and stainless steel appliances. The front and rear tiled entries, fresh paint, and central A/C add comfort and convenience throughout. Step outside to your private backyard retreat featuring a 16x20 deck with a pergola, built-in outdoor kitchen area, and underground sprinklers—perfect for summer entertaining. The oversized 20x20 insulated and drywalled garage with a 40 amp panel is a handyman's dream. Upstairs, the primary suite offers a spacious walk-in closet and a luxurious 5-piece ensuite, while the recently finished basement includes a rec room, gym space, Room with a window, and ample storage. Lovingly maintained by a home building professional, this property includes thoughtful upgrades such as a 70-gallon high-efficiency hot water tank (annually serviced), Nest thermostat, smart alarm rough-in, and annual sprinkler system checkups. With parks, paths, bus stops, and Fish Creek Park just steps away—and quick access to Stoney, MacLeod, and the LRT—this home checks every box. Don't miss your chance to own this immaculate

gem—book your private showing today!