



GRASSROOTS
REALTY GROUP

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107 Walgrove Cove SE
Calgary, Alberta

MLS # A2209581



\$540,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,697 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Guest, I		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator, stove, microwave, dishwasher, washer & dryer, all window coverings, garage door opener x2 remotes, tv wall mount in living room, alarm system/equipment (no contract), shelving and hooks on walls in garage, electric fireplace, 3 remotes for ceiling fans, other furniture negotiable

Welcome to a home that just fits - your lifestyle, your plans, your people. Tucked into a thoughtfully designed and very quiet complex with walkways and greenspace just steps from your front door, this beautiful LARGE 1,697sqft 4-bedroom townhouse offers space to grow, room to breathe, and all the modern comforts that make life a little easier. Whether you are starting out, settling in, or simply craving a home that feels right from the moment you walk in, this one delivers. On the ground level, a spacious bedroom with 9' ceilings, extra-large under-stair storage, and a large window offers flexibility - think guest room, office, playroom, movie room or even that peaceful yoga space you have been dreaming of. The double attached garage is at the back, with insulation already in place, ready to stash scooters, sports gear, or Costco hauls in addition to your vehicle. The main floor is open, bright, and built for connection. Enjoy 9' ceilings and luxury vinyl plank (LVP) flooring throughout. Cook dinner while catching up on everyone's day, host game nights with friends, or cozy up for movie marathons. The kitchen is beautifully appointed with quartz counters, stainless steel appliances, a pantry, and a generous island that does double duty as prep space and breakfast bar. A balcony with a gas BBQ hook-up adds everyday function, located off the bright dining room. The living room feels oversized and features a custom free-standing electric fireplace that the sellers will include with this special home. Upstairs, you will find 3 bedrooms on the top floor, plus laundry conveniently tucked away - because who wants to haul baskets up and down stairs? The primary suite is a true retreat, with a spacious walk-through closet and a spa-like ensuite with double sinks, quartz counters, and an oversized shower with a bench seat. The second and third bedrooms upstairs are

down the hall, separated by an oversized linen closet and another full bathroom with quartz counters, tub/shower combo, and durable LVP flooring. Much of the lighting throughout has been updated, and this meticulously maintained home looks brand new - no need to do anything but move in. Low maintenance fees of only \$293.37 keep monthly costs manageable without sacrificing quality or comfort. And location? You are steps from transit, walking trails, and local amenities, with Heritage Pointe Golf Club and Spruce Meadows just a quick drive away. Whether you are moving in solo, starting a new chapter as a couple, or looking for a family-friendly space with flexibility for work and life, this townhouse is ready to meet you where you are at - and grow with you from there. Plenty of guest parking right out your door. Note: This property was built in 2016, but it feels much newer since the property has been exceptionally well maintained. Book your showing today!