



GRASSROOTS
REALTY GROUP

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50 Walgrove Link SE
Calgary, Alberta

MLS # A2209975



\$728,800

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,901 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: all TV brackets and TV in the garage

Your search is over! This extremely well maintained home sitting on a traditional lot is looking for a new family! This fully finished 2-storey home w/over 2500 sq.ft of developed living space is sure to impress! Spacious foyer welcomes you into the home with 9ft ceilings and easy to clean laminate throughout the main floor. Open concept living utilizes every square foot with great room style providing good flow between your living room, kitchen and dining area. Modern, well-appointed kitchen has plenty of storage with full height cabinets, pantry and a large island with quartz counters offering a huge prep space that makes entertaining easy. Stainless steel appliances including an induction stove will be a hit for the chef of the family. Spacious dining room with great windows can host your big gatherings plus you have patio doors leading out to your backyard…complete with a gas line for the BBQ nights and a great concrete patio area with a pergola to sit and relax. Living room is anchored by a modern, updated fireplace that adds style to the whole space. Head upstairs to find a great bonus room off the front of the home…the perfect spot for movie nights. Large primary bedroom can easily accommodate your king bed & all your furniture. Plus, a 5-pc ensuite w/quartz counters, double sinks, walk-in shower and large walk-in closet make this room the retreat you are looking for. 2 additional, well sized bedrooms, a 4-pc bathroom and a great laundry room with storage complete this level. Fully finished basement offers a functional family room or play space for the kids with 2 windows and vinyl flooring plus a 3-pc bathroom with walk-in shower will not disappoint. Loaded with updates including central air, tankless hot water tank, low maintenance landscaping, insulated and drywalled garage w/electric heater plus permanent, outdoor LED lighting, this house will check off all your

boxes. Excellent location! Situated on a quiet street with great access to numerous amenities, tons of shopping, MacLeod Trail and endless walking paths. The pride of ownership is clear. Don't miss this amazing opportunity!