

**116, 40 Walgrove Walk SE
Calgary, Alberta**

MLS # A2214504



\$365,000

Division:	Walden		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-X2
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	None		

****Welcome to The Willow Park B5 by Cardel Homes, a stunning 3-bedroom, 2-bathroom home offering 800+ sqft of stylish and functional living space. Built in 2022 and lovingly maintained by its original owners, this home is designed for modern living with thoughtful upgrades throughout. **Step inside and be greeted by LVP flooring that flows seamlessly throughout the home. The spacious kitchen is a dream for any home chef, featuring a large island, gorgeous quartz countertops, and a full suite of stainless-steel appliances. The open-concept design connects effortlessly to the bright living area, where remote highlighter blinds provide both style and convenience. **The primary suite is a private retreat, complete with a walk-through closet leading to a beautifully upgraded ensuite featuring a walk-in shower with glass sliding doors. Two additional bedrooms share a well-appointed 4-piece main bath, perfect for family, guests, or a home office. The convenience of in-suite laundry makes everyday living a breeze. **Located on the main floor, this unit comes with an oversized, fully enclosed South-facing patio (6'5" x 29'10") complete with a BBQ gas line, perfect for entertaining or unwinding in the sunshine. And if it gets too hot, simply turn on your built-in air conditioning unit during those warmer months! **Additional features include a secure underground parking stall and an assigned storage locker for all your extras. **Located just steps from transit and Legacy Township, this home offers unbeatable access to restaurants, grocery stores, coffee shops, shopping, health & fitness centers, and spa facilities. For those who love the outdoors, you'll find miles of scenic walking and biking trails throughout Walden and Legacy, including tranquil water features, storm ponds, and a breathtaking 300-acre natural reserve waiting to be explored. **Don't**

miss the chance to call this exceptional home yours—schedule your viewing today!**