

**524 Walgrove Boulevard SE
Calgary, Alberta**

MLS # A2222077



\$779,900

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|------------------|--|---------------|------------------|
| Division: | Walden | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,533 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Interior Lot, Level, Rectangular Lot, Zero Lot Line | | |

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| Heating: | High Efficiency, Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data | | |
| Inclusions: | N/A | | |

Welcome to 524 Walgrove Boulevard SE—where style meets substance in this showstopping Lincoln model by Homes by Avi. With 2,533 sq. ft. of beautifully designed living space, this brand-new build offers the kind of thoughtful layout and elevated finishings that make everyday life feel just a little more luxurious. From the moment you step inside, it's clear this home was made to impress. The open-concept main floor is anchored by a bright and spacious kitchen—not with one, but two oversized islands, creating the ultimate zone for entertaining, cooking, or late-night snacking in serious style. The adjoining great room features a striking electric fireplace and generous windows that flood the space with natural light. Upstairs, the primary suite is more retreat than bedroom, offering space for a king-sized bed and your sanity. The ensuite? Pure indulgence—with a deep soaker tub, tiled glass shower, and dual vanities that mean never fighting over counter space again. A large bonus room adds flexibility for movie nights, yoga mats, or whatever your lifestyle calls for, while upper-floor laundry keeps things effortlessly convenient. Downstairs, the unfinished basement with a separate side entrance opens the door to endless possibilities—whether you're planning for future income potential, multi-generational living, or your dream home gym. Add in a double attached garage and on-trend designer touches throughout, and you've got a home that delivers the full package. Located in the heart of Walden—one of Calgary's most thoughtfully planned communities—you're just minutes from scenic pathways, cozy cafés, major shopping, and greenspaces galore. With quick access to Stoney Trail and Macleod, commuting is a breeze, while the calm, connected vibe of the neighbourhood

gives you room to breathe.