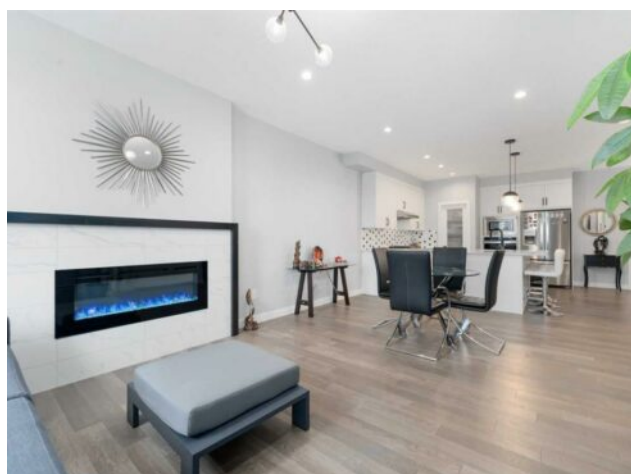


40 Walgrove Mews SE  
Calgary, Alberta

MLS # A2234506



**\$739,900**

|                  |                                                                     |               |                  |
|------------------|---------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                                                              |               |                  |
| <b>Type:</b>     | Residential/House                                                   |               |                  |
| <b>Style:</b>    | Bungalow                                                            |               |                  |
| <b>Size:</b>     | 1,440 sq.ft.                                                        | <b>Age:</b>   | 2020 (5 yrs old) |
| <b>Beds:</b>     | 4                                                                   | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached                                              |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                           |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot |               |                  |

|                    |                                                                                                                 |                   |     |
|--------------------|-----------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                         | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile                                                                                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade                                                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                                                                                                      | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** N/A

Welcome to 40 Walgrove Mews – a rare find in the heart of Walden! This unique bungalow with an upper-level bonus room/bedroom is tucked away in a quiet cul-de-sac, offering a peaceful setting and a South-facing backyard that backs directly onto a scenic walking path—no neighbours immediately behind you! Thoughtfully designed and impeccably maintained by the original owner, this home features a fully developed walk-out basement, making the most of natural light and outdoor access. On the main level, you'll find a spacious primary bedroom with a luxurious 5-piece ensuite and walk-in closet, as well as a second full 4-piece bathroom, main floor laundry, and a stylish kitchen with a large island, built-in oven and microwave, gas cooktop, and generous pantry. Upstairs, a large bonus room over the garage offers flexible space that could be used as a guest bedroom, office, or entertainment area. Downstairs, the bright walk-out basement includes two additional bedrooms, a full bathroom, and a fantastic bar area—perfect for hosting. The low-maintenance backyard adds to the appeal, making this a true turn-key home. Opportunities like this don't come often—especially in such a desirable community. Don't miss your chance to view this one-of-a-kind property. Book your private showing today!