

77 Walgrove Rise SE  
Calgary, Alberta

MLS # A2248711



\$625,000

|             |                                                                                                                                |            |                  |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|------------|------------------|
| Division:   | Walden                                                                                                                         |            |                  |
| Type:       | Residential/House                                                                                                              |            |                  |
| Style:      | 2 Storey                                                                                                                       |            |                  |
| Size:       | 1,447 sq.ft.                                                                                                                   | Age:       | 2020 (5 yrs old) |
| Beds:       | 4                                                                                                                              | Baths:     | 3 full / 1 half  |
| Garage:     | Alley Access, Double Garage Detached, Drive Through, Insulated, Parking Pa                                                     |            |                  |
| Lot Size:   | 0.06 Acre                                                                                                                      |            |                  |
| Lot Feat:   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo                                                      |            |                  |
| Heating:    | Forced Air                                                                                                                     | Water:     | -                |
| Floors:     | Carpet, Vinyl                                                                                                                  | Sewer:     | -                |
| Roof:       | Asphalt Shingle                                                                                                                | Condo Fee: | -                |
| Basement:   | Finished, Full                                                                                                                 | LLD:       | -                |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                       | Zoning:    | R-G              |
| Foundation: | Poured Concrete                                                                                                                | Utilities: | -                |
| Features:   | Breakfast Bar, Built-in Features, No Smoking Home, Quartz Counters, Storage, Vinyl Windows                                     |            |                  |
| Inclusions: | Central Air Conditioner, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings |            |                  |

EXCEPTIONAL VALUE I PRICED TO SELL I Beautifully Upgraded, Air Conditioned, 4 Bedroom home with Developed Basement & South Facing Backyard. Welcome to this thoughtfully designed 4 bedroom, 3.5 bathroom home offering nearly 1,500 sq ft of above ground functional living space, plus over 700 sq ft of recently developed, fully permitted basement space, perfect for families of all sizes. The main floor features a warm and inviting living room with stunning custom built ins, under mount lighting, and an eye catching fireplace that anchors the space. This seamlessly flows into a generous dining area, half bath, a practical mudroom with rear access, and a stylish bright and white kitchen complete with quartz countertops and upgraded stainless steel appliances. Upstairs, you’ll find a spacious primary bedroom with a walk in closet and a private 3 piece ensuite, along with two additional well sized bedrooms, a full bathroom, and a convenient upstairs laundry room. The newly developed basement includes a large recreation room, full bathroom (vanity mirror to be installed), fourth bedroom, and extra storage space. It’s also roughed in for a secondary legal suite, offering flexibility for future rental income or extended family living (easily reversible if desired). Enjoy the sunny south facing backyard with a deck and a drive through double garage ideal for extra parking or opening up the yard for shaded gatherings on hot summer days. Located just minutes from the ring road, schools, parks, and shopping, this home offers unmatched convenience in a family friendly neighborhood. Book your showing today!