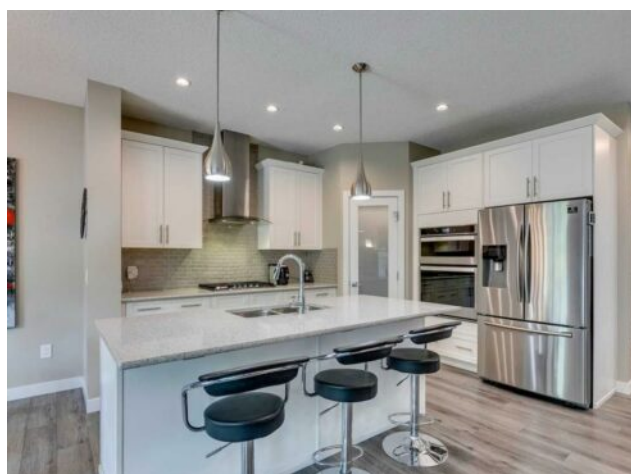


153 Walgrove Terrace SE  
Calgary, Alberta

MLS # A2251261



**\$799,900**

|                  |                                                    |               |                  |
|------------------|----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                                             |               |                  |
| <b>Type:</b>     | Residential/House                                  |               |                  |
| <b>Style:</b>    | 2 Storey                                           |               |                  |
| <b>Size:</b>     | 1,703 sq.ft.                                       | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 5                                                  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                             |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                          |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind |               |                  |

|                    |                                                        |                   |     |
|--------------------|--------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Suite                                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Aluminum Siding , Stone, Wood Frame                    | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Double Vanity, Pantry, Quartz Counters |                   |     |

**Inclusions:** Swim Spa, Security System, Gazebo

| 2-bed legal suite | 17 x 8 foot swim spa (value of \$40,000) | Security System (value of \$10,000) | Gas heater in Garage | West backyard backing on to forested green space | Welcome to 153 Walgrove Terrace SE. Your new home is tucked away on a peaceful street with a west-facing backyard that overlooks a tranquil, wooded green space, this charming and meticulously maintained family home combines contemporary elegance with the beauty of nature. Your new home is protected by a security system that is valued over \$10,000. The home features over 2,300+ sq. ft. of developed living space, a legal 2 bedroom basement suite, fully fenced in west backyard with a 17 x 8 swim spa. Step inside and be greeted with an office on the main floor, built in stainless kitchen appliances, quartz countertops, a spacious living room that is ideal for cozy evenings by the fireplace and a spacious dining area. Upstairs you will find vinyl plank throughout, 3 bedrooms where the primary bedroom is west facing and gets the views of the forested green space. The ensuite has double vanities, a walk-in shower and tub. As you head to your legal basement suite you are greeted by a mortgage helper which offers a full kitchen, 2 bedrooms and separate laundry. The legal suite is developed by the builder and fully permitted. To finish of the interior of home, you have a double garage with a gas heater. The exterior of the home offers a widened driveway to allow for additional parking. The rear of the home offers a 17 x 8 swim spa, a gazebo and the forested green space.