

229 Walgrove Terrace SE  
Calgary, Alberta

MLS # A2257396



\$839,800

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Walden                 |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,513 sq.ft.           | Age:   | 2020 (5 yrs old) |
| Beds:     | 3                      | Baths: | 3 full / 1 half  |
| Garage:   | Triple Garage Attached |        |                  |
| Lot Size: | 0.10 Acre              |        |                  |
| Lot Feat: | Irregular Lot          |        |                  |

|             |                                                 |            |     |
|-------------|-------------------------------------------------|------------|-----|
| Heating:    | Central, Forced Air                             | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Laminate                  | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                 | Condo Fee: | -   |
| Basement:   | See Remarks, Unfinished                         | LLD:       | -   |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                 | Zoning:    | R-G |
| Foundation: | Poured Concrete                                 | Utilities: | -   |
| Features:   | Quartz Counters, See Remarks, Separate Entrance |            |     |

**Inclusions:** Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Window Covering

This exceptional home boasts over 2,500+ SF and has it all! Bright and spacious with an abundance of natural light, the main floor is ideal for both family living and entertaining guests. The upgraded, custom kitchen features a gas cooktop, built-in wall oven, and sleek quartz countertops throughout. Upstairs offers a large bonus room, two bedrooms with a shared Jack and Jill bathroom, and an additional 4-piece bathroom and additional 4th bedroom complete the upper floor. The primary suite is a true retreat, boasting a luxurious 5-piece ensuite and a walk-in closet. The office can easily serve as a second primary suite, and every bedroom has an attached bathroom for added convenience. The unfinished basement with a side entrance provides great potential for customization. Located on a generous lot with a triple garage, this beautiful home is situated in the sought-after SE community of Walden, surrounded by peaceful parks, open spaces, wetlands, and a pristine pond. With convenient access to all major amenities, Walden offers the perfect harmony of nature and urban living. This home is a must-see to fully appreciate its many features, and it's listed BELOW the city market valuation, the best priced per square foot home around!