

64 Walgrove Place SE
Calgary, Alberta

MLS # A2210066



\$779,900

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|-----------|------------------------|--------|------------------|
| Division: | Walden | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,325 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Pie Shaped Lot | | |

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|-------------|---|------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s) | | |

Inclusions: N/A

Introducing this exceptional TRUMAN-built home, located in the established and desirable community of Walden in Southeast Calgary! This beautiful residence is situated on a unique pie-shaped lot, offering both privacy and an expansive outdoor area perfect for enjoying your surroundings. Step inside this thoughtfully designed 3-Bedroom, open-concept home, where style and functionality come together seamlessly. The chef-inspired kitchen features full-height cabinetry, soft-close doors and drawers, an elegant eating bar with quartz countertops, and premium stainless steel appliances. This well-appointed kitchen effortlessly flows into the dining area and great room, creating an inviting space ideal for family gatherings and entertaining. The main floor is designed for comfort, complete with a cozy gas fireplace with a stylish tile surround in the great room with soaring ceilings, luxury vinyl plank flooring, a convenient Den, a 2-piece bathroom, and a mudroom, offering both convenience and sophistication. Upstairs, the primary retreat, complete with a tray ceiling, a spa-like 5-piece ensuite, and a spacious walk-in closet. The upper floor also features a versatile bonus room, two additional bedrooms, a 4-piece bathroom, and a laundry area, ensuring ample space for the whole family. The unfinished basement, with a separate side entrance, offers great potential for customization, allowing you to create the perfect space to suit your needs. This bright and airy TRUMAN home is move-in ready and ready to offer you the perfect blend of comfort, style, and opportunity. Photos provided are part of a photo gallery, with new photos coming soon to showcase this beautiful home in even greater detail!