

105 Walgrove Bay SE
Calgary, Alberta

MLS # A2290679



\$769,900

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|------------------|-----------------------------------------|---------------|------------------|
| Division: | Walden | | |
| Type: | Residential/House | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,860 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Stall | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space | | |

| | | | |
|--------------------|------------------------------------------------------------|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: N/A

Amazing views from this home with a 3rd story balcony. Mountain views to the west, and green space to the north! This 2169 sq ft home with a walkout basement onto green space is one of the best and last gems in the final phase of the community of Walden. With an attached two car garage, you will walk into an ample mud room with walk through pantry into the kitchen with central island, and open concept to great room and nook. Large windows in the great room, and a patio door lead onto your back deck, and provide ample views of the green space and walking paths behind the home. Upstairs you will find a central bonus room, a conveniently sized laundry room, and 3 bedrooms. The primary is complete with a large walk in closet, and a 5 piece ensuite. Continue up the stairs to find an additional living space ideal for home office, entertaining, or relaxing. A gorgeous balcony allows for a quiet getaway to take in the views in peace. Photos are representative.