

\$600,000 - 883 Walgrove Boulevard Se, Calgary

MLS® #A2080551

\$600,000

3 Bedroom, 3.00 Bathroom, 1,721 sqft

Residential on 0.06 Acres

Walden, Calgary, Alberta

Welcome to Walden! This stunning former show home, ideally situated near Fish Creek Park, green spaces, dog parks, playgrounds, scenic pathways, daycares, shopping, and more, is now available for your family to call home.

As you step onto the main floor, you'll be greeted by an abundance of natural light pouring in through large front facing windows into a flex space that is perfect for a home office, playroom or bonus room. The bright and open floor plan, complemented by 9' ceilings, sets the stage for a welcoming and comfortable living space. Luxury vinyl plank and tile flooring grace the main floor, adding both style and durability.

The heart of this home is the kitchen, where stylish cabinetry, upgraded backsplash wall tile, and quartz countertops create the perfect setting for many family meals in your home. Stainless steel appliances, including a natural gas stove, make meal preparation a breeze. A custom coffee station adds a touch of luxury to your morning routine, with convenient built-in waste bins below, and a generously sized pantry provides ample storage for all your culinary needs.

Relax in the main floor living room, complete with a built-in electric fireplace framed by customized shelving. It's the perfect spot for cozy evenings with family and friends.



Upstairs, you'll discover three spacious bedrooms, two full bathrooms, and a convenient full laundry room. The front-facing master suite is a true retreat, featuring a fully upgraded ensuite with a tiled walk-in shower, large soaker tub, and double vanity.

Step into the backyard, where you'll find a fully developed and fenced oasis.

Low-maintenance, pet-friendly artificial grass covers the yard, making it a perfect play area for kids and pets. The extended and fully stained deck is ideal for outdoor gatherings, and a natural gas line for the BBQ ensures that you're always ready to grill. For optional shade, there's a motorized retractable awning.

The exterior beauty extends to the front yard, which has been professionally landscaped and features an irrigation system to keep it looking its best.

This exceptional home is not just beautiful; it's also smart and comfortable. Enjoy air conditioning for those warm summer days, gemstone exterior lighting that eliminates the need for hanging holiday lights, a Nest thermostat for easy climate control, built-in speakers for entertainment, and a reverse osmosis water system for the cleanest drinking water.

With close proximity to MacLeod Trail and Deerfoot Trail, along with convenient city bus access, transportation in and out of Walden is a breeze. You'll also appreciate the quick access to multiple golf courses and the beautiful Sikome Lake, all just a few minutes' drive away.

Don't miss your opportunity to make it yours. Contact us today for more information and to schedule a viewing. Your dream home or

future investment property awaits!

Built in 2018

Essential Information

MLS® #	A2080551
Price	\$600,000
Sold Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,721
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	883 Walgrove Boulevard Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4G1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Humidifier, Microwave Hood Fan, Refrigerator, See

	Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Awning(s), Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2023
Date Sold	October 24th, 2023
Days on Market	39
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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