

**672 Walgrove Boulevard SE**  
**Calgary, Alberta**

**MLS # A2238622**



**\$700,000**

|                  |                                        |               |                  |
|------------------|----------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                                 |               |                  |
| <b>Type:</b>     | Residential/House                      |               |                  |
| <b>Style:</b>    | 2 Storey                               |               |                  |
| <b>Size:</b>     | 2,237 sq.ft.                           | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                 |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                            |                   |     |
|--------------------|----------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Tile                                       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                   | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry |                   |     |

|                    |               |
|--------------------|---------------|
| <b>Inclusions:</b> | Window Blinds |
|--------------------|---------------|

Welcome to this impeccably maintained and thoughtfully upgraded home in the heart of Walden! Boasting 4 spacious bedrooms, 2.5 bathrooms, a versatile main floor office/den, and an upper-level bonus room, this home offers the perfect blend of function and modern comfort. The open-concept main floor features a bright great room, a chef-inspired kitchen with butler pantry, and a dining area that walks out to a beautifully landscaped yard &mdash;perfect for entertaining. Upstairs, the primary suite offers serene views, a luxurious 5-piece ensuite with soaker tub, double vanity, and walk-in closet. Three additional bedrooms share a stylish 5-piece bath, while the large bonus room separates the sleeping areas for added privacy. With an upper-floor laundry room, double attached garage, and an unspoiled basement awaiting your vision, this home is truly turnkey. Nestled in a vibrant community with parks, pathways, schools, shops, and easy access to Stoney, Macleod & Deerfoot&mdash;this is the lifestyle you&rsquo;ve been waiting for!