



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**141 WALGROVE Terrace, Calgary T2X 0W4**

MLS®#: **A2142039**

Area: **Walden**

Listing Date: **06/20/24**

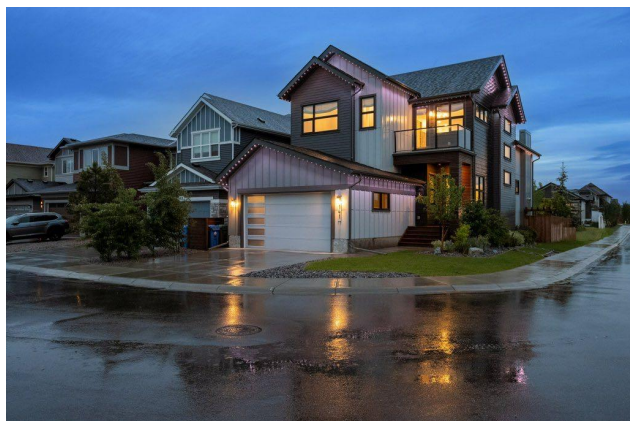
List Price: **\$1,050,000**

Status: **Pending**

County: **Calgary**

Change: **-\$45k, 02-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **4,424 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,454**  
Low Sqft:  
Ttl Sqft: **2,454**

DOM

**90**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Fruit Trees/Shrub(s),Low Maintenance Landscape,Irregular Lot,Landscaped,Level**

Park Feat:

**Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Fire Pit**

Construction: **Composite Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
1pc Bathroom	Main	3`4" x 4`10"
5pc Ensuite bath	Main	9`11" x 16`10"
Living Room	Main	14`10" x 21`7"
Bedroom - Primary	Main	12`5" x 15`6"
4pc Bathroom	Second	9`3" x 10`5"
Bedroom	Second	10`10" x 10`9"

Room	Level	Dimensions
Other	Main	4`6" x 5`0"
Kitchen	Main	8`10" x 18`5"
Office	Main	8`10" x 10`10"
Walk-In Closet	Main	7`7" x 9`11"
Bedroom	Second	12`11" x 13`5"
Kitchenette	Second	9`11" x 11`9"

Living Room  
Bedroom  
Exercise Room  
Storage

Second  
Basement  
Basement  
Basement

16`1" x 12`3"  
14`3" x 11`9"  
15`7" x 8`3"  
6`1" x 6`1"

3pc Bathroom  
Family Room  
Game Room  
Furnace/Utility Room

Basement  
Basement  
Basement  
Basement

12`10" x 9`2"  
15`4" x 12`2"  
12`2" x 19`8"  
13`0" x 17`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1712306**

Remarks

Pub Rmks: **Nestled within the family-centric community of Walden, this bespoke custom-built modern farmhouse awaits! A former Rotary Dream Home by Homes by Avi. Spanning over 3,858 square feet of impeccably designed living space, this residence seamlessly blends comfort with cutting-edge style, offering a haven for a family with its 4 bedrooms and 3.5 baths. Upon entry be greeted by soaring ceilings and ample natural light streaming through expansive windows. A den/office space featuring custom barn doors, effortlessly transitions into a culinary paradise - the chef's kitchen! Meticulously appointed with state-of-the-art Dacor appliances, a custom hood fan, and a seamless blend of open and closed cabinetry surrounding a grand island. Adjacent to the kitchen, the refined and tasteful dining room boasting built-in cabinetry and charming chandelier, setting the stage for intimate gatherings and entertaining. The cozy living room with its sleek gas fireplace, offering a sanctuary for evenings. The Primary bedroom is a sensation that leads into a 5 piece ensuite & walk-in closet, large laundry room, and you can say goodbye to muddy paws with the custom pet wash! The upper level unveils the loft bonus room overlooking the main living area, complete with a kitchennette/wet-bar. Two additional bedrooms, each a unique expression of design with large built in closets and a 4-piece bathroom to share. Stand ready to provide comfort and style for family members or esteemed guests. The lower level offers a refined space for entertainment and relaxation. With a spacious rec room, separate exercise room, dry bar, fourth bedroom, and additional bath, providing versatility for activities and guest accommodations. The family room features a stunning electric fireplace and a TV theatre-like setting, creating a retreat for leisure and entertainment. Outside lies a west facing backyard oasis. Featuring a patio, lush landscaping, gemstone lighting, built-in Sonos and surround sound system. Set the tone of relaxation next to the gas fire pit that looks onto the vibrant pear trees. Nestled in the heart of Walden, this residence has the perfect modern charm and the allure of a vibrant community with an array of amenities.**

Inclusions: **4 Exterior cameras & Security TV Screen, Gemstone Lighting, Sonos receiver for ceiling speakers, Kinetico Water System, Gas fire-pit, Basement Sectional, All TV's & Mounts, Garage openers**

Property Listed By: **Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









