



THE
A-TEAM

**RE/MAX
FIRST**

536 WALGROVE Boulevard, Calgary T2X 4Y7

MLS® #: **A2149895**

Area: **Walden**

Listing Date: **07/19/24**

List Price: **\$779,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,787 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

59
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`4" x 11`11"	Kitchen	Main	13`6" x 12`11"
Dining Room	Main	9`11" x 8`5"	Bedroom	Main	10`2" x 8`11"

4pc Bathroom
Bedroom - Primary
Bedroom
4pc Bathroom

Main
Second
Second
Second

0`0" x 0`0"
13`10" x 12`0"
13`9" x 8`10"
0`0" x 0`0"

Bonus Room
5pc Ensuite bath
Bedroom
Laundry

Second
Second
Second
Second

12`8" x 10`9"
0`0" x 0`0"
12`9" x 9`8"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2210185

Zoning:
R-G

Remarks

Pub Rmks:

Experience modern elegance in this TRUMAN-built 4-bedroom, 3-bathroom home located in the established community of Walden. Close to shopping, scenic pathways, and playgrounds, this residence offers both convenience and comfort. Step inside to an open-concept layout featuring a radiant Chef's Kitchen with full-height Cabinetry, soft-close doors and drawers, Quartz countertops, and sleek stainless steel appliances. The main floor impresses with an open-to-above design in the Great Room with soaring Ceilings, a cozy brick-surround Fireplace, 9' ceilings, and LVP flooring. Enjoy the added convenience of a main floor Bedroom, a 4-piece Bathroom, and a functional Mudroom. Upstairs, the luxurious Primary Suite includes a Tray ceiling, a 5-piece Ensuite, and a spacious walk-in closet. The upper level also features a versatile Bonus Room, two generously sized Bedrooms, a stylish 4-piece Bathroom, and a convenient Laundry area. The unfinished basement, complete with a Separate Side Entrance, offers potential for customization to suit your needs. Built on a traditional lot, this bright and airy home is move-in ready. Don't miss the chance to tour this newly built TRUMAN home and discover elevated living and comfort.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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





