



THE
A-TEAM

**RE/MAX
FIRST**

544 WALGROVE Boulevard, Calgary T2X 4Y7

MLS®#: **A2150292**

Area: **Walden**

Listing Date: **07/18/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 15-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **351 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,009**

Low Sqft:

Ttl Sqft: **2,009**

DOM

60

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	14`3" x 13`9"	Kitchen	Main	14`3" x 8`8"
Dining Room	Main	8`9" x 8`3"	Bedroom	Main	10`2" x 8`4"
4pc Bathroom	Main	0`0" x 0`0"	Bonus Room	Second	16`10" x 12`10"
Bedroom - Primary	Second	13`9" x 13`2"	5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	12`5" x 9`5"	Bedroom	Second	12`2" x 9`5"
4pc Bathroom	Second	0`0" x 0`0"	Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2210185**

Zoning:
R-G

Remarks

Pub Rmks: **New TRUMAN 4-Bedroom, 3 - Bathroom home, nestled in the established community of Walden. This meticulously designed home boasts an open-concept layout perfect for both family life and entertaining. Step inside and be greeted by a bright and spacious Chef's Kitchen, featuring Full-Height Matte Black Cabinetry, soft-close Doors and Drawers, an elegant Eating Bar with Quartz Countertops, and a premium Stainless Steel Appliance package. The kitchen flows effortlessly into the Dining area and Great Room, creating a warm and inviting atmosphere. The main floor includes a cozy great room with a charming Fireplace framed by a stylish Brick surround, soaring 9' Ceilings, and luxury vinyl plank flooring. You'll also find a versatile Bedroom that can be used as a guest room, home office, or playroom, a convenient 4-piece Bathroom, and a practical mudroom. Ascend to the upper level to discover your personal sanctuary—the luxurious Primary Suite. This serene space features a tray ceiling, an opulent 5-piece Ensuite, and a spacious walk-in closet. The upper floor also offers a versatile Bonus Room, perfect for family movie nights or a play area, two additional Bedrooms, a 4-piece Bathroom, and a dedicated laundry room for ultimate convenience. The unfinished basement, with its Separate Side entrance, provides endless possibilities for customization. Whether you envision a home gym, a personal theater, or additional living space, the choice is yours. Move-in ready, this bright and airy home is designed to cater to your every need. Don't miss the opportunity to live better in Walden—schedule your showing today and make this dream home yours!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Central)**

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





