



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**201 WALGROVE Boulevard, Calgary T2X 5A9**

MLS®#: **A2153176**      Area: **Walden**      Listing **07/30/24**      List Price: **\$950,000**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$250k, 02-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2022**  
Lot Information  
 Lot Sz Ar: **3,196 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,353**  
 Low Sqft:  
 Ttl Sqft: **2,353**

DOM

**50**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Playground**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Granite Counters, Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`10" x 17`3"	Bedroom	Second	9`7" x 12`0"
Bedroom	Second	10`5" x 12`11"	Laundry	Second	6`0" x 9`2"
2pc Bathroom	Main	4`10" x 5`0"	4pc Bathroom	Upper	9`0" x 9`1"
5pc Ensuite bath	Second	9`7" x 10`5"	4pc Bathroom	Basement	4`11" x 7`8"
Bedroom	Basement	10`9" x 16`5"	Bedroom	Basement	10`10" x 11`0"
Family Room	Basement	10`7" x 14`10"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2111881**

Remarks

Pub Rmks: **Welcome to this exquisite single-family detached home, situated in a highly sought-after neighborhood known for its charm and convenience. Designed for family living and modern functionality, this residence offers a wealth of features to enhance your lifestyle. The expansive living room serves as the heart of the home, offering ample space for relaxation and entertainment. Its open layout seamlessly connects to the gourmet kitchen, making it perfect for hosting gatherings. Culinary enthusiasts will be delighted by the two stunning kitchen islands, each topped with elegant marble quartz. The kitchen is further enhanced by the installation of dual ovens, providing exceptional convenience for cooking and baking. The second level features three spacious bedrooms and a versatile bonus room that can serve as a home office, playroom, or additional living space. The primary bedroom is a true retreat, complete with a luxurious five-piece ensuite bathroom. The fully developed basement includes a self-contained legal suite with a separate entry/exit. This legal suite boasts two additional bedrooms, a full kitchen, a cozy living area, and a full bathroom with laundry facilities. It's an ideal solution for guests, extended family, or as a rental unit to generate extra income or help with your mortgage. This home is equipped with top-of-the-line appliances, ensuring both style and efficiency in your daily routines. Enjoy the benefits of a tranquil neighborhood while remaining conveniently close to essential amenities and recreational opportunities. This exceptional home offers both luxurious living and practical benefits, including an income-boosting legal suite. Don't miss out on this unique opportunity—Schedule a viewing today to see it for yourself!!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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













