



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 WALGROVE Manor, Calgary T2X 4C8**

MLS®#: **A2153828**

Area: **Walden**

Listing **07/30/24**

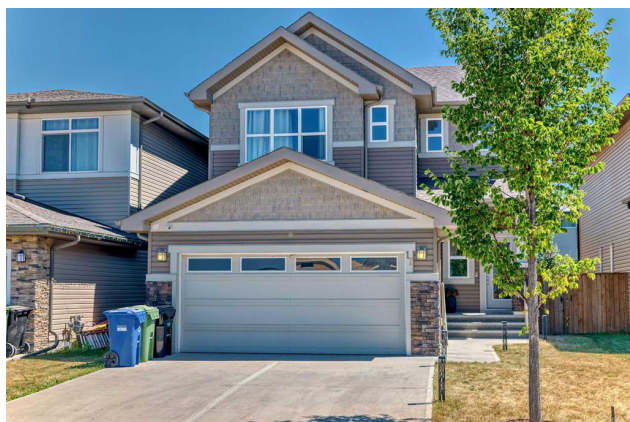
List Price: **\$925,000**

Status: **Active**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2018**

Lot Information

Lot Sz Ar: **4,101 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,502**  
Low Sqft:  
Ttl Sqft: **2,502**

DOM

**126**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Humidifier,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	13`0" x 11`10"
Pantry	Main	7`1" x 8`2"
Entrance	Main	8`8" x 9`0"
Office	Main	6`10" x 4`11"
Walk-In Closet	Main	6`4" x 4`8"
5pc Ensuite bath	Upper	12`5" x 9`7"
Laundry	Upper	5`5" x 8`0"

Room	Level	Dimensions
Kitchen	Main	13`2" x 13`11"
Mud Room	Main	7`1" x 7`11"
2pc Bathroom	Main	5`2" x 5`0"
Living Room	Main	13`4" x 16`11"
Walk-In Closet	Upper	6`7" x 8`5"
Bedroom - Primary	Upper	14`1" x 13`10"
Bonus Room	Upper	16`5" x 10`1"

**Bedroom  
Bedroom**

**Upper  
Upper**

**10`2" x 10`2"  
10`7" x 10`5"**

**5pc Ensuite bath**

**Upper**

**6`3" x 15`9"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1612903**

Zoning:

**R-1**

Remarks

Pub Rmks:

**WEST FACING,( EAST FACING BACKYARD( 2500 SF , 9 FT ON BOTH MAIN AND UPSTAIRS. WALK THROUGH PANTRY, BIG ISLAND . UPSTAIRS 3 LARGE BEDROOM AND A BONUS ROOM. 5 PIECE ENSUITE WITH DUEL SINKS AND STAND ALONE SHOWER AND SOCKER TUB.**

Inclusions:

**N/A**

Property Listed By:

**Real Estate Professionals Inc.**

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

