



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**

Date:
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

50
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