



THE
A-TEAM

**RE/MAX
FIRST**

17 WALGROVE Place, Calgary T2X 4C8

MLS®#: **A2159031**

Area: **Walden**

Listing Date: **08/19/24**

List Price: **\$754,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,068 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,072**
Low Sqft:
Ttl Sqft: **2,072**

DOM

30
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Low Maintenance Landscape,Interior Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**
Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	13`8" x 12`0"	5pc Ensuite bath	Second	11`2" x 9`4"
Bonus Room	Second	14`6" x 12`0"	Laundry	Second	6`2" x 9`6"
3pc Bathroom	Second	5`4" x 9`6"	Bedroom	Second	11`0" x 10`4"
Bedroom	Second	11`0" x 10`4"	Great Room	Main	16`0" x 12`0"
Nook	Main	11`9" x 9`0"	Den	Main	10`4" x 8`0"
Kitchen	Main	16`3" x 12`7"	2pc Bathroom	Main	7`5" x 3`5"
Mud Room	Main	7`0" x 8`9"	Foyer	Main	7`10" x 8`9"
Pantry	Main	7`6" x 5`4"			

Title: **Fee Simple**
Legal Desc: **2410593**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to 17 Walgrove Place, an exquisite detached home nestled in the heart of the sought-after community of Walden. This stunning residence, built by the renowned Daytona Homes, epitomizes modern living with a perfect blend of style, comfort, and practicality. With 3 spacious bedrooms, 2.5 bathrooms, and a double attached garage, this home offers everything a family could desire. As you step through the front door, you're greeted by a large and inviting foyer that sets the tone for the rest of the home. The spacious mudroom, located just off the garage, provides ample space for coats, shoes, and other essentials, ensuring that your living spaces remain clutter-free. The main floor features a bright and airy den/office, ideal for those who work from home or need a quiet space for study. The heart of this home is undoubtedly the expansive kitchen, a chef's dream come true. It boasts a large walk-in pantry, perfect for storing all your culinary essentials, and a central island that not only offers additional prep space but also serves as a gathering spot for family and friends. The kitchen seamlessly flows into the great room and dining area, creating an open-concept layout that is perfect for entertaining and family living. Whether you're hosting a dinner party or enjoying a quiet evening in, this space is designed to accommodate your every need. Heading upstairs, you'll find two generously sized bedrooms, each featuring its own walk-in closet. The primary bedroom is a true retreat, offering a luxurious 5-piece ensuite complete with a soaker tub, separate shower, and dual vanities. The large walk-in closet in the primary suite provides ample storage and is sure to impress even the most discerning buyer. A thoughtfully designed bonus room separates the bedrooms, providing a flexible space that can be used as a media room, play area, or additional lounge space. The upper level also includes a convenient laundry room, making household chores a breeze, and a well-appointed 3-piece bathroom that services the secondary bedrooms. Every inch of this home has been meticulously crafted with attention to detail, reflecting Daytona Homes' unwavering commitment to quality and customer satisfaction. From the functional layout to the high-end finishes, 17 Walgrove Place offers a living experience that is truly second to none. Situated in the vibrant community of Walden, this home is close to parks, schools, shopping, and all the amenities you could need. Whether you're a growing family or looking to settle into your forever home, 17 Walgrove Place is the perfect place to create lasting memories. Don't miss the opportunity to make this exceptional property your own.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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