



THE
A-TEAM

**RE/MAX
FIRST**

294 WALGROVE Boulevard, Calgary T2X 4C8

MLS® #: **A2161567** Area: **Walden** Listing Date: **08/30/24** List Price: **\$780,000**
 Status: **Active** County: **Calgary** Change: **+\$20k, 31-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,821 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,312**
 Low Sqft:
 Ttl Sqft: **2,312**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	11`2" x 11`1"	Living Room	Main	12`11" x 14`2"
Kitchen	Main	9`0" x 12`0"	Dining Room	Main	10`1" x 7`9"
2pc Bathroom	Main		Bonus Room	Second	13`3" x 13`0"
Bedroom - Primary	Second	13`0" x 13`0"	Bedroom	Second	8`11" x 12`9"
Bedroom	Second	12`4" x 11`4"	Laundry	Second	6`7" x 9`0"
5pc Ensuite bath	Second		4pc Bathroom	Second	

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	1612903

Remarks

Pub Rmks: **Showcasing an obvious commitment to quality, this home leaves a long-lasting impression with its refined spaces lavished with natural light. Crisp contemporary hardwood flows through the lavish open-plan living room, kitchen, and dining room, extending outdoors for sun-splashed entertaining on the exquisite deck adorned with a beautiful pergola. An electric fireplace warms the living room; offering a pleasant space for the family to spend time together. The kitchen is an elegant, balanced room built around a functional central island topped with light-coloured quartz. A pass-through gives easy access to the pantry and kitchen from the garage. A practical den by the front entrance completes the main floor. Rising up from the centre, a decorative staircase leads to three lavish bedrooms, two sharing a central family bathroom, the main featuring a larger walk-in closet, and a decadent 5-piece spa ensuite. The bedrooms are separated by a large bonus room which can be used as a fourth bedroom. The basement is unfinished and offers great potential for future development. It is up to you to decide if this large flexible space will be turned into a media room, bedroom or family room. A combination of a soaring 9' ceiling on both floors with large windows makes the natural light shine in. The home includes central A/C which makes for a comfortable environment when the weather dials up. A double garage with an epoxy-covered floor takes the work out of ice scrapping in the winter plus there is an additional parking in a long driveway. Last but not least this house includes a 10 kW grid-connected solar system that generates 10,000 kilowatt hours per year. The solar system is under warranty until September 2045. Don't miss out!**

Inclusions: **2 TV wall mounts, alarm system with Ring cameras.**

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

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