



THE
A-TEAM

**RE/MAX
FIRST**

300 WALGROVE Boulevard, Calgary T2X 4C8

MLS®#: **A2164268** Area: **Walden** Listing Date: **09/09/24** List Price: **\$999,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **4,348 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,509**
 Low Sqft:
 Ttl Sqft: **2,509**

DOM

10
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,Corner Lot,Fruit Trees/Shrub(s),Landscaped,Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Gas Stove,Humidifier,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|------------------|--------------|-------------------|-------------------|--------------|-------------------|
| Entrance | Main | 5`3" x 14`0" | 2pc Bathroom | Main | 5`0" x 5`2" |
| Mud Room | Main | 7`11" x 7`1" | Den | Main | 6`1" x 7`3" |
| Kitchen | Main | 11`1" x 13`2" | Living Room | Main | 16`11" x 14`1" |
| Dining Room | Main | 11`10" x 12`0" | Bedroom - Primary | Second | 13`0" x 14`3" |
| 5pc Ensuite bath | Second | 9`8" x 12`5" | Laundry | Second | 8`0" x 5`5" |
| 5pc Bathroom | Second | 15`10" x 6`4" | Bedroom | Second | 10`2" x 10`2" |

| | | | | | |
|---------------------|---------------|----------------------|--------------------|---------------|----------------------|
| Bedroom | Second | 10`2" x 10`1" | Bonus Room | Second | 10`2" x 16`6" |
| 4pc Bathroom | Lower | 4`11" x 8`6" | Kitchenette | Lower | 11`10" x 9`6" |
| Bedroom | Lower | 9`5" x 10`8" | Family Room | Lower | 14`4" x 14`5" |
| Bedroom | Lower | 14`0" x 10`7" | Laundry | Lower | 2`6" x 2`6" |

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1612903**

Zoning:
R-1

Remarks

Pub Rmks: **CORNER LOT, TWO BEDROOM ILLEGAL SUITE, MINI BAR, SEPARATE ENTRANCE. BETTER THAN NEW, NEW PAINT , THIS IS NOT YOUR AVERAGE HOME...PLUS A PERFECT BASEMNET FOR EXTENDED FAMILY! YOU WILL NOT FIND ANOTHER LIKE THIS ONE. Extensively upgraded with quality and functionality in mind in every aspect of this property. Located on a large corner lot you will be greeted with soaring 19 ft ceilings as you enter this bright and modern home, and wide plank flooring guide you through. The kitchen is fitted with contemporary white cabinetry, plenty of counter space, upgraded appliance package including a gas range, and a large walkthrough pantry leading to the mudroom with built ins. The living and dining room are surrounded by large windows including a double sliding door to the patio that is perfect for entertaining...and the trendy fireplace is a feature center that is tastefully accented with a tile surround. There is also an office/den space on this level for those working from home. Upstairs you will find 3 bedrooms including a large primary retreat complete with a 5 piece bath and large walk in closet. There is also another full bath, upstairs laundry, and sun filled bonus room on this level. Head downstairs or use the separate entrance to access the fully developed area where the same quality of finishing's continue. Full kitchen with new stainless-steel appliances, separate laundry, full bath, 2 bedrooms, large family room with wet bar, and even a little workshop area that efficiently utilizes every space. There are a ton other upgrades to this home including Central AC, irrigation system, water softener, water filtration, speakers, finished garage with cabinets and epoxy flooring as well lined for a gas heater, parking pad for an extra vehicle, and way too much more to list! Check out the video tour! And call today to book your private tour and view this amazing home in person.**

Inclusions: **none**
 Property Listed By: **Real Estate Professionals Inc.**

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













