

333 WALGROVE Terrace, Calgary T2X 4G1

MLS®#: **A2167446** Area: **Walden** Listing Date: **09/20/24** List Price: **\$795,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 23-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **4,294 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,037**
 Low Sqft:
 Ttl Sqft: **2,037**

DOM

61
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Other,Private Yard** Water Source: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 11`2"	Kitchen	Main	11`8" x 10`6"
Dining Room	Main	8`6" x 8`4"	Office	Main	8`3" x 7`11"
Mud Room	Main	6`5" x 4`8"	2pc Bathroom	Main	4`9" x 4`9"
Bedroom	Upper	14`1" x 12`4"	4pc Ensuite bath	Upper	8`2" x 5`6"
Walk-In Closet	Upper	8`2" x 4`4"	Bedroom	Upper	11`3" x 9`4"
Bedroom	Upper	11`3" x 9`5"	4pc Bathroom	Upper	8`9" x 5`7"
Laundry	Upper	5`10" x 5`7"	Bonus Room	Upper	17`3" x 13`5"

**Family Room
Bedroom**

**Basement
Basement**

**17`3" x 12`2"
11`10" x 9`9"**

**Game Room
4pc Bathroom**
Legal/Tax/Financial

**Basement
Basement**

**10`2" x 8`4"
9`8" x 4`10"**

Title:
Fee Simple
Legal Desc:

1712306

Zoning:
R-1N

Remarks

Pub Rmks:

Discover this captivating former showhome that is fully finished with stunning upgrades including 9ft ceiling on ALL levels and central air conditioning! Located on a large corner sunny south facing backyard lot with only 1 neighbor. This home boasts over 2800 sqft and features four bedrooms plus a versatile den/office, a large bonus room, and 3.5 bathrooms. The main floor unfolds into a luminous open-concept living area with den/office that is perfect for the work from home professional. At the heart of the home, the kitchen dazzles with stainless steel appliances, quartz countertops, and a striking hexagonal tile backsplash, complemented by a spacious walk-in pantry. This culinary space seamlessly integrates with the dining area and a cozy family room, highlighted by a tiled gas fireplace and stunning floor-to-ceiling windows that draw in natural light. Upstairs you will find 3 bedrooms, 2 full bathrooms, laundry room and large bonus room. The master bedroom features a 5pc ensuite bathroom with dual vanities and a large tiled shower. The basement is fully finished with a 4th bedroom, full bathroom and a large rec room perfect for a home theater or entertaining guests. Venture outside to the patio, which includes a fenced dog run and a sprawling backyard adorned with young trees for added privacy. The basement adds substantial living space with its fully finished layout featuring a fourth bedroom, a full bath, and a sizable recreation room perfect for social gatherings or family entertainment. Situated near parks and shopping venues, this home beautifully merges the serenity of nature with the conveniences of urban life. Hosting is made easy with abundant paved alley parking and a double-car garage, ensuring ample space for vehicles. Seize the opportunity to own this exquisite home, where every detail is crafted for comfort and style.

Inclusions:
Property Listed By:

**N/A
2% Realty**

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











