



THE
A-TEAM

**RE/MAX
FIRST**

229 WALGROVE Terrace, Calgary T2X0W4

MLS®#: **A2167839** Area: **Walden** Listing **09/22/24** List Price: **\$925,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2020** Abv Sqft: **2,478**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,187 sqft** Ttl Sqft: **2,478**
 Lot Shape:

DOM

60
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Irregular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|-----------------|------------------|-------|----------------|
| Living Room | Main | 15`9" x 15`0" | Dining Room | Main | 17`0" x 8`4" |
| Kitchen | Main | 16`6" x 9`1" | 2pc Bathroom | Main | 7`10" x 8`4" |
| Bedroom - Primary | Upper | 15`11" x 14`10" | Family Room | Upper | 15`3" x 12`9" |
| Bedroom | Upper | 12`9" x 11`3" | Bedroom | Upper | 14`1" x 10`9" |
| Bedroom | Upper | 12`0" x 10`10" | 5pc Ensuite bath | Upper | 12`3" x 10`6" |
| 4pc Bathroom | Upper | 9`0" x 4`11" | 5pc Bathroom | Upper | 11`11" x 4`11" |
| Laundry | Upper | 7`3" x 6`2" | | | |

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1712306

Remarks

Pub Rmks: **Welcome to your dream home in the vibrant SE community of Walden! This stunning house is a perfect blend of modern design and functionality. As you enter through the foyer, you'll be greeted by a spacious open-concept main floor that boasts a custom upgraded kitchen with built-in stainless steel appliances, a dining area, and a comfortable living room, a convenient 2pc washroom and a mudroom. Patio door leads to the big deck. The entire home features elegant quartz countertops. Upstairs to discover a huge bonus room, ideal for entertainment or relaxation. Two bedrooms feature a shared jack-and-jill bathroom, complemented by an additional 5 pc bath. The primary suite is a true oasis, offering a spa-like ensuite and a walk-in closet that meets all your storage needs. The space is truly endless, with the unfinished basement and side entrance awaiting your personal touch and creative ideas, customizing this space to suit your unique lifestyle and preferences. This home comes complete with a triple car garage, providing ample parking and storage. Must be seen to be appreciated.**

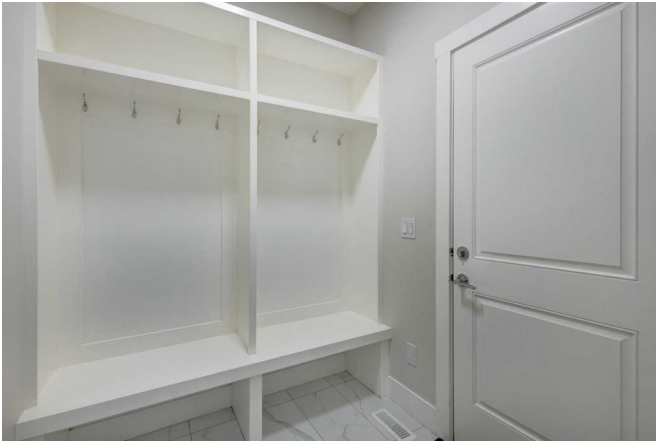
Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Central)

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













229 Walgrove Terrace SE, Calgary, AB

Main Floor Exterior Area 961.93 sq ft
Interior Area 962.43 sq ft
Estimated Area 972.60 sq ft



0 6 12 ft PREPARED: 2024/06/18

While regions are excluded from total floor area in SUGDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

229 Walgrove Terrace SE, Calgary, AB

2nd Floor Exterior Area 1516.79 sq ft
Interior Area 1424.78 sq ft

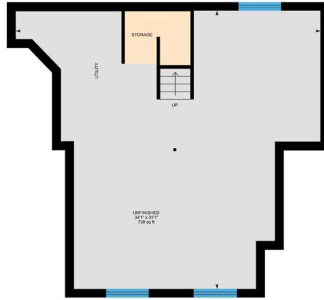


0 4 8 ft PREPARED: 2024/06/18

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229 Walgrove Terrace SE, Calgary, AB

Basement (Below Grade) Exterior Area 933.46 sq ft
Interior Area 933.46 sq ft



0 3 6 ft PREPARED: 2024/06/18

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