



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

**30**  
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**











