



THE
A-TEAM

**RE/MAX
FIRST**

20 WALGROVE Place, Calgary T2X 4Y7

MLS®#: **A2173498**

Area: **Walden**

Listing Date: **10/22/24**

List Price: **\$754,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,130 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,036**
Low Sqft:
Ttl Sqft: **2,036**

DOM

29
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`1" x 14`0"
Dining Room	Main	9`3" x 8`8"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	14`0" x 13`2"
Bedroom	Second	11`9" x 9`4"
4pc Bathroom	Second	5`11" x 9`4"

Room	Level	Dimensions
Kitchen	Main	12`0" x 9`0"
Den	Main	8`1" x 10`3"
Bonus Room	Second	12`11" x 12`10"
5pc Ensuite bath	Second	9`1" x 9`4"
Bedroom	Second	10`2" x 9`4"
Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2410593

Remarks

Pub Rmks: **Welcome to this beautifully designed new TRUMAN 3 Bedroom plus Den home with Separate Side Entrance, nestled in the established community of Walden. This residence features an open-concept layout, perfect for both family life and entertaining. Step inside and be greeted by a bright and spacious Chef's Kitchen, complete with full-height Matte Black Cabinetry, soft-close Doors and Drawers, an elegant Eating Bar with Quartz countertops, and a premium stainless steel appliance package. The kitchen flows effortlessly into the Dining area and Great room, creating a warm and inviting atmosphere. On the main floor, you'll find a cozy great room with 9-foot ceilings and luxurious vinyl plank flooring. Additionally, a versatile Den offers the perfect space for a home office, playroom, or cozy retreat. The main level also includes a convenient 2-piece Bathroom and a practical Mudroom. Ascend to the upper level to discover your personal sanctuary—the luxurious Primary Suite. This serene space features a Tray ceiling, an opulent 5-piece Ensuite, and a spacious Walk-in Closet. The upper floor also includes a versatile Bonus Room, ideal for family movie nights or as a play area, along with two additional Bedrooms, a 4-piece Bathroom, and a dedicated Laundry Room for ultimate convenience. The unfinished basement, with its Separate Side Entrance, offers endless possibilities for customization. Move-in ready and designed to meet your every need, this bright and airy home is a true gem. Don't miss your chance to elevate your lifestyle in Walden—schedule your showing today and make this dream home yours! *Photo Gallery of Similar Property***

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

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





