



THE
A-TEAM

**RE/MAX
FIRST**

53 WALGROVE Place, Calgary T2X 4Y7

MLS®#: **A2173506**

Area: **Walden**

Listing Date: **01/20/25**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,961 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,992**
Low Sqft:
Ttl Sqft: **1,992**

DOM

33
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat: **Pie Shaped Lot**
Park Feat: **Double Garage Attached**

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, Disposal, 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
Great Room	Main	12`0" x 9`3"
Dining Room	Main	9`5" x 10`2"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	12`0" x 13`6"
Bedroom	Second	11`4" x 8`10"
4pc Bathroom	Second	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	12`9" x 9`9"
Den	Main	9`5" x 9`4"
Bonus Room	Second	10`9" x 12`7"
5pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	11`5" x 8`11"
Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310593

Zoning:
R-G

Remarks

Pub Rmks:

Discover this stunning TRUMAN-built home, ideally situated in the highly sought-after community of Walden. With 3 spacious bedrooms, 2.5 bathrooms, and a prime location close to shopping, scenic pathways, and playgrounds, this residence seamlessly combines convenience with contemporary style. As you step inside, you'll immediately notice the open-concept design that effortlessly connects the living spaces, creating an inviting atmosphere. The Chef's Kitchen is a true highlight, featuring full-height cabinetry with soft-close doors and drawers, sleek Quartz countertops, and premium stainless steel appliances that make cooking a pleasure. The Great Room, with its soaring ceilings and open-to-above layout, is nothing short of spectacular. A cozy fireplace anchors the space, while 9' ceilings and durable LVP flooring complete the room's modern aesthetic. Functionality meets design with the addition of a main floor Den, offering a flexible space for work, study, or relaxation. A 2-piece bathroom and a practical mudroom add convenience to everyday living, ensuring this home is as practical as it is beautiful. Upstairs, the luxurious Primary Bedroom provides a serene retreat. With a striking Tray ceiling, a 5-piece ensuite, and a spacious walk-in closet, this is a perfect sanctuary to unwind. The upper level also features a versatile Bonus Room, two generously sized bedrooms, a stylish 4-piece bathroom, and a convenient laundry area. The unfinished basement, with its separate side entrance, presents endless possibilities for customization, whether you envision additional living space, a home gym, or a media room. This home offers ample outdoor space and privacy, giving you a peaceful and welcoming environment while still being close to all the amenities you need. Don't miss the chance to experience elevated living in this newly constructed TRUMAN home.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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







