



THE
A-TEAM

**RE/MAX
FIRST**

96 WALGROVE Place, Calgary T2X 2H7

MLS®#: **A2179416**

Area: **Walden**

Listing Date: **11/15/24**

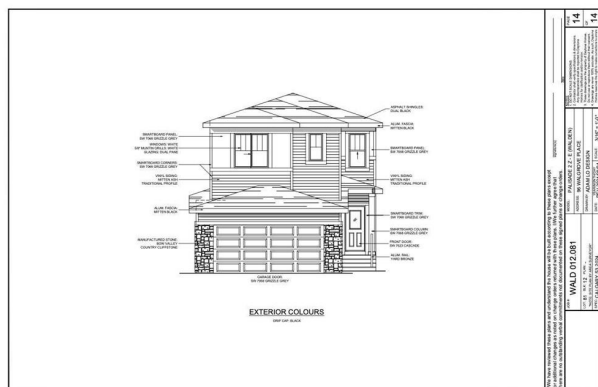
List Price: **\$759,900**

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: **3,461 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,860**
Low Sqft:
Ttl Sqft: **1,860**

DOM

6
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**
Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	13`4" x 12`0"	Nook	Main	10`0" x 11`0"
Kitchen	Main	13`0" x 12`0"	Mud Room	Main	8`5" x 6`6"
2pc Bathroom	Main	5`6" x 6`4"	Foyer	Main	6`4" x 7`2"
Bedroom	Upper	11`6" x 9`6"	Bedroom	Upper	10`4" x 10`10"
4pc Bathroom	Upper	5`4" x 9`2"	Laundry	Upper	5`6" x 9`2"
Bonus Room	Upper	10`2" x 14`0"	5pc Ensuite bath	Upper	10`8" x 8`5"
Bedroom - Primary	Upper	13`6" x 13`0"			

Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **2410593**

Remarks

Pub Rmks: **Introducing 96 Walgrove Place SE, a stunning brand-new build by Daytona Homes located in the vibrant and family-friendly community of Walden, Calgary. This corner lot property, the Palisade model, exemplifies modern design, exceptional build quality, and a functional layout, making it an ideal home for families and individuals seeking a harmonious blend of comfort, style, and convenience. Main Floor Features: The main floor of this property is a showcase of open-concept living, stepping inside, you're welcomed by a spacious foyer that flows seamlessly into the open living areas. The Great Room is expansive, perfect for gathering with family and friends, and is complemented by a 10-foot ceiling height, adding an airy and luxurious feel to the space. Adjacent to the Great Room is a cozy nook area and a stylishly appointed kitchen, which includes a functional island for additional seating, high-end cabinetry, and modern appliances - ideal for culinary enthusiasts. A separate mudroom is thoughtfully positioned by the garage entry, providing a practical space to organize outerwear and essentials. The main floor also opens out to a charming deck area, extending your living space into the outdoors and providing the perfect spot for barbecues, entertaining, or simply enjoying the fresh air. Upper Floor Highlights: Ascending to the upper level, which spans over 1,000+ square feet, you'll find a thoughtfully arranged layout designed with privacy and comfort in mind. This level boasts three generously sized bedrooms, including a luxurious primary bedroom that features a walk-in closet and a private ensuite bathroom, creating a serene retreat for relaxation at the end of the day. The two additional bedrooms are spacious and share a well-appointed bathroom, making it convenient for family members or guests. A central laundry room on this level adds to the functionality, making chores more accessible and streamlined. Additionally, there is an open area that can serve as a reading nook or small workspace, offering flexibility based on your needs. Basement Potential: With a 9-foot basement ceiling and a 3-piece rough-in, this home also provides an excellent opportunity for future development. The unfinished basement is a blank canvas that could easily be transformed into additional living space, a home gym, or a recreation room - the possibilities are endless to tailor it to your lifestyle needs. If you're looking for a move-in-ready home with modern amenities and a warm, inviting atmosphere, 96 Walgrove Place offers a wonderful opportunity. Built by Daytona Homes, known for their exceptional quality and dedication to client satisfaction, this home combines the best of thoughtful design, prime location, and craftsmanship, making it an exceptional choice for your new home. Don't miss out on this opportunity to live in one of Calgary's most sought-after neighborhoods!**
 Inclusions: **NA**
 Property Listed By: **Royal LePage Benchmark**

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

