



THE
A-TEAM

**RE/MAX
FIRST**

81 WALGROVE Place, Calgary T2X 4C8

MLS®#: **A2183361**

Area: **Walden**

Listing Date: **12/19/24**

List Price: **\$789,900**

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: **2,855 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,343**
Low Sqft:
Ttl Sqft: **2,343**

DOM

34
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Interior Lot,Rectangular Lot,Zero Lot Line**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**

Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Vinyl Plank**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main		2pc Bathroom	Main	
Kitchen	Main	14`6" x 17`6"	Pantry	Main	
Nook	Main	11`0" x 10`0"	Great Room	Main	15`6" x 10`6"
Bedroom	Second	12`0" x 9`8"	Walk-In Closet	Second	
Bedroom	Second	14`0" x 11`0"	Walk-In Closet	Second	
4pc Bathroom	Second		Laundry	Second	
Bonus Room	Second	14`0" x 17`0"	Bedroom - Primary	Second	13`0" x 14`4"

5pc Ensuite bath

Second

9`8" x 10`6"

Walk-In Closet
Legal/Tax/Financial

Second

9`0" x 6`6"

Title:
Fee Simple
Legal Desc:

2410593

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to your future dream home! This Homes by Avi Jefferson model is a two-story, single-family masterpiece located in the lively and welcoming community of Walden. Set to be yours by February 2025, this beauty is the perfect fusion of style, comfort, and practicality. Step inside and prepare to be wowed by the expansive main floor, where the showstopper is the chef's kitchen, featuring not one, but two grand islands. This open-concept space is where the magic happens, blending the kitchen, nook, and great room into a harmonious haven. The kitchen is every cook's dream with its spacious double islands, walk-thru pantry, towering full-height cabinets, built-in microwave, and sleek chimney hood fan. Picture yourself hosting family and friends in this culinary paradise, with the nook leading to a rear deck perfect for dining under the stars. And when it's time to relax, the great room's cozy fireplace is just the spot to unwind with your loved ones. Now, let's head upstairs where the thoughtful design continues. The laundry room is conveniently located on the second floor, so say goodbye to schlepping laundry up and down stairs. The 4-piece main bath features Jack & Jill sinks—because we all know mornings are a little smoother when there's no waiting for the bathroom. Two generously sized secondary bedrooms, each boasting their own walk-in closet, offer plenty of room for everyone to spread out. And let's not forget the bonus room—perfect for movie nights, game nights, or as a peaceful hideaway from the hustle and bustle. The master bedroom is your personal oasis, featuring a walk-in closet so spacious you might need a map to find everything. The 5-piece ensuite is straight out of a spa daydream, with double sinks, a soaker tub, and a glass-enclosed tile shower. And don't forget those beautiful quartz countertops, which elevate the whole vibe to luxurious perfection. Thinking of future upgrades? This home is primed for expansion with a side entrance, 9' foundation walls, and a 200 amp panel. Plus, gas lines are ready for your future gas stove and BBQ, so you can be sure this home has all the potential to grow with you. Nestled in the vibrant community of Walden, this home is the perfect blend of modern design and friendly neighborhood charm. Whether you're a growing family or an individual seeking a fresh start, this place has everything you need to make it your own. So don't wait—come see this beauty and start imagining the amazing memories you'll make in a home that's truly built for you! Photos are of our showhome - while layout is the same, fit and finish may differ on finished spec home. Interior selections in photos.

Inclusions:
Property Listed By:

N/A
CIR Realty

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





Job #7897 81 Walgrove Pl
 INTERIOR SELECTIONS
 FINAL PHOTO



DDCI AIA/IBI: Provided photos are intended to be a color reference only. Samples may vary from installed product. Please reference SC 899 for accurate product dimensions. Colors shown may not be an exact match to physical samples. Color discrepancies might occur due to the following limitations:
 Photography translation & reproduction
 Variable color & resolution when selecting photos on individual monitors
 Printing process & differences in the color calibration
 Material characteristics present in all natural materials (ie wood grain, granite veining, etc.)
 Slight variations between batches and stock lots

QUICK
 POSSESSION
THE JEFFERSON
 2,343 SQ FT | 3 BED | 2.5 BATH
 81 WALGROVE PLACE SE



- THIS FRONT DRIVE HOME FEATURES
- Double Island Kitchen
 - Large Side Prep/Side Entrance, 1" Foundation, 200A Panel (etc.)
 - Double Vanity in Ensuite and Main Bathroom
 - Gas Lines to Stove and BBQ

FLOOR PLAN

