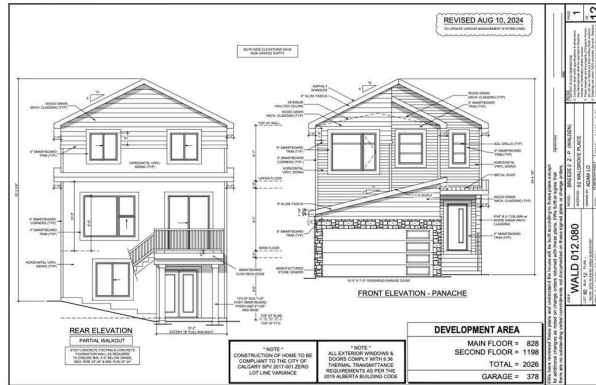


92 WALGROVE Place, Calgary T2X5A9

MLS® #: **A2186109** Area: **Walden** Listing Date: **01/07/25** List Price: **\$849,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **3,375 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,026**  
 Low Sqft:  
 Ttl Sqft: **2,026**

DOM  
**3**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

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

Access:  
 Lot Feat: **Back Yard,City Lot,Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Open Floorplan,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Basement	11`5" x 10`0"	Kitchen	Basement	12`11" x 10`2"
Living Room	Basement	11`6" x 18`2"	3pc Bathroom	Basement	8`5" x 5`4"
Bedroom	Second	10`0" x 11`4"	Bedroom	Second	10`0" x 11`4"
Laundry	Second	7`5" x 6`8"	3pc Bathroom	Second	9`6" x 7`8"
Bonus Room	Second	11`6" x 15`10"	5pc Ensuite bath	Second	15`8" x 5`6"
Walk-In Closet	Second	6`0" x 11`6"	Bedroom - Primary	Second	14`8" x 17`0"
Great Room	Main	11`10" x 13`0"	Nook	Main	11`4" x 10`0"
Kitchen	Main	8`6" x 8`10"	2pc Bathroom	Main	3`2" x 7`4"

Mud Room

Main

7'0" x 8'4"

Foyer  
Legal/Tax/Financial

Main

7'0" x 10'6"

Title:  
**Fee Simple**  
Legal Desc:

**2410593**

Zoning:  
**RC-2**

Remarks

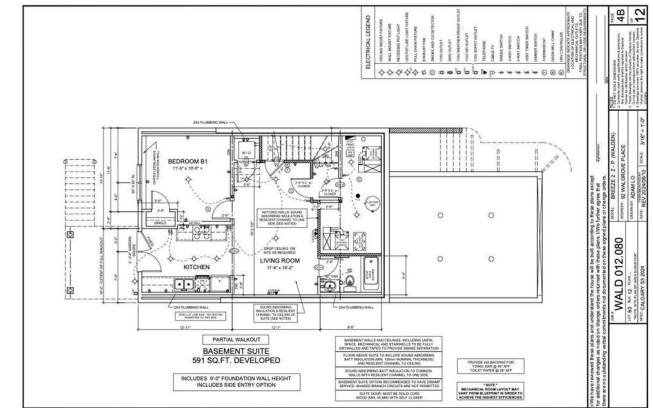
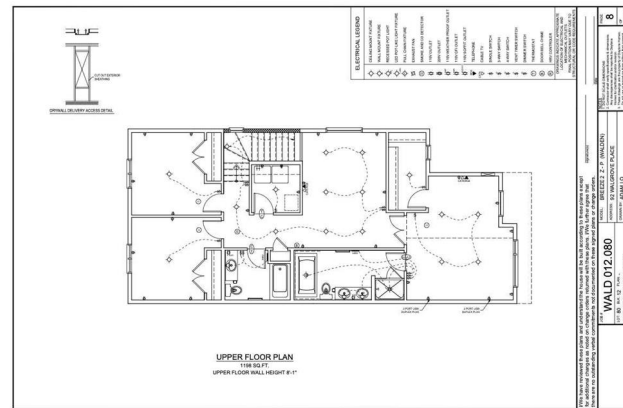
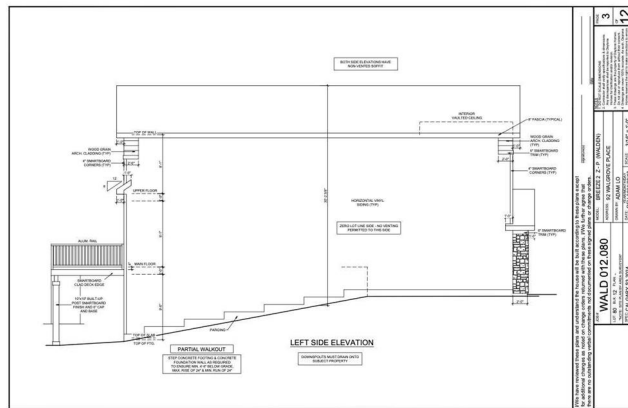
Pub Rmks:

**Welcome to 92 Walgrove Place, in the vibrant community of Walden, a neighborhood known for its lush parks, serene pathways, and easy access to urban conveniences. Built by the reputable Daytona Homes, celebrated for their impeccable quality and outstanding customer service, this property offers over 2,000 sq. ft. of thoughtfully designed living space, including a legal basement suite with a private entrance. As you step inside, you're greeted by a bright, open-concept main floor that blends style and functionality. A dedicated den near the entryway provides the perfect space for a home office or study, while the rear of the home opens into an expansive kitchen, dining nook, and great room. The kitchen serves as the heart of this level, featuring a large island and ample storage to meet your culinary needs, while natural light floods the living areas, creating a warm and welcoming environment for entertaining or everyday life. Upstairs, the second floor is designed as a private retreat for your family, offering three spacious bedrooms and a conveniently located laundry room. The luxurious primary suite includes an elegant ensuite with dual sinks, a walk-in shower, and a generous walk-in closet, while the two secondary bedrooms are perfect for children, guests, or hobbies. One of the most exciting features of this home is the fully developed legal basement suite, complete with a private side entrance. And a walk-out basement! This additional space includes a bright bedroom, a full bathroom, a cozy living room, and a modern kitchen, making it ideal for rental income, multi-generational living, or private guest accommodations. This home's spacious layout, high-quality craftsmanship, and versatility make it perfect for growing families and savvy homeowners alike. Located in Walden, this property is just steps from parks, pathways, schools, and shopping amenities, combining comfort and convenience in one incredible package. Don't miss your chance to own this exceptional property—contact us today to schedule your private viewing!**

Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage Benchmark**

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

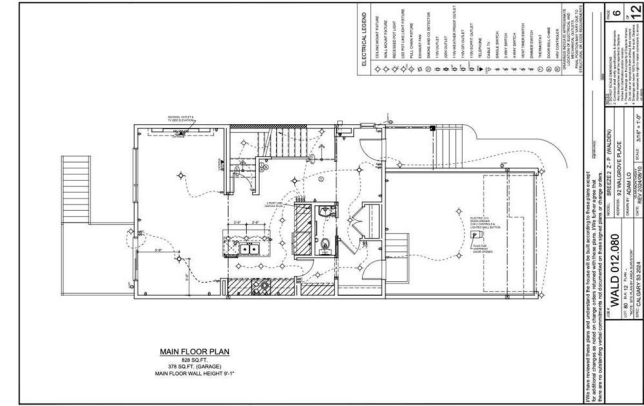
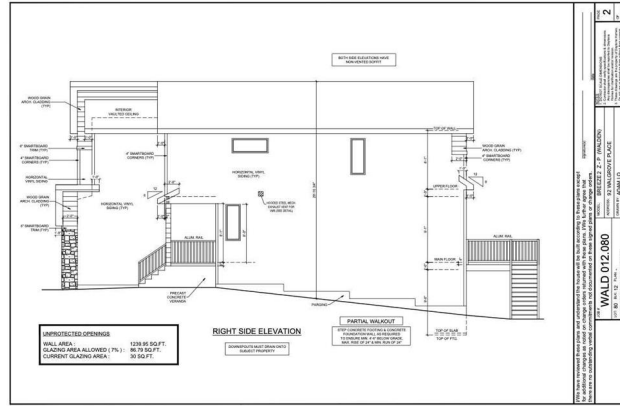


WALD 012.080  
BREEZE-BASEMENT  
SUITE FINISHES



SUITE FINISHES

PHOTO BY TERRY HARRINGTON FOR CONCEPT COLLECTION



WALD 012.080  
BREEZE



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