



THE
A-TEAM

**RE/MAX
FIRST**

111 WALGROVE Green, Calgary T2X 2H9

MLS®#: **A2187666** Area: **Walden** Listing Date: **01/17/25** List Price: **\$939,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **3,864 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,530**
 Low Sqft:
 Ttl Sqft: **2,530**

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 5`3"	Dining Room	Main	9`11" x 13`1"
Kitchen	Main	9`11" x 15`5"	Living Room	Main	15`0" x 15`11"
Office	Main	10`5" x 10`0"	4pc Bathroom	Upper	4`11" x 8`9"
5pc Ensuite bath	Upper	10`2" x 15`4"	Bedroom	Upper	11`4" x 12`7"
Bedroom	Upper	9`5" x 12`10"	Bonus Room	Upper	17`10" x 16`10"
Laundry	Upper	8`0" x 8`10"	Bedroom - Primary	Upper	14`5" x 19`1"

Walk-In Closet
Bedroom
Furnace/Utility Room

Upper
Basement
Basement

9`5" x 8`1"
9`6" x 10`2"
9`3" x 11`4"

4pc Bathroom
Game Room

Basement
Basement

4`11" x 10`6"
23`5" x 15`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1513310

Zoning:
R-G

Remarks

Pub Rmks:

This remarkable property offers over 3,300 sq. ft. of living space, backing onto a wooded area, with a fully finished basement and a tandem garage accommodating three cars. Nestled on a quiet street in the desirable community of Walden, this home is perfect for modern family living. The open-concept main floor boasts a cozy gas fireplace and large windows that frame stunning views of the serene wooded area. The stylish kitchen is a chef's dream, featuring a gas range, quartz countertops, and a central island, perfect for cooking and entertaining. A private main-floor office, enclosed by a rustic barn-style door, provides an ideal work-from-home or study space. Step outside to enjoy the newly built deck and beautifully landscaped, low-maintenance backyard designed for privacy and relaxation. Upstairs, discover three generously sized bedrooms, including a luxurious primary suite with a 5-piece ensuite offering dual sinks, a soaker tub, a walk-in shower, and a private water closet. The front bonus room with vaulted ceilings serves as a bright and inviting retreat, while the conveniently located laundry room enhances functionality. The fully finished basement expands your living space with a spacious recreation room, an additional bedroom, and a full bathroom—perfect for guests or extended family. Located in the vibrant community of Walden, this home is steps from local shops, restaurants, coffee spots, grocery stores, and recreational activities, ensuring a lifestyle of convenience and enjoyment. **Don't miss this exceptional home! Book your private viewing today or visit our OPEN HOUSE on Saturday, January 25th, from 1:30 to 3:30 PM!******

Inclusions:
Property Listed By:

N/A
Engel & Völkers Calgary

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













