



THE
A-TEAM

**RE/MAX
FIRST**

229 WALGROVE Terrace, Calgary T2X 4E7

MLS®#: **A2188552**

Area: **Walden**

Listing Date: **01/17/25**

List Price: **\$875,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **4,187 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,478**

Low Sqft:

Ttl Sqft: **2,478**

DOM

15

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **7**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Cleared,Low Maintenance Landscape,No Neighbours Behind,Irregular Lot
Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Oversized,Triple Garage
Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony**

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

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

Room Information

| Room | Level | Dimensions |
|------------------|-------|----------------|
| Living Room | Main | 15`9" x 15`0" |
| Dining Room | Main | 17`0" x 8`4" |
| 2pc Bathroom | Main | 7`10" x 3`0" |
| Bedroom | Upper | 10`10" x 12`0" |
| Bedroom | Upper | 10`9" x 14`1" |
| 5pc Ensuite bath | Upper | 10`6" x 12`3" |
| 4pc Bathroom | Upper | 4`11" x 9`0" |

| Room | Level | Dimensions |
|-------------------|-------|-----------------|
| Kitchen | Main | 16`6" x 9`1" |
| Foyer | Main | 6`10" x 10`1" |
| Bedroom - Primary | Upper | 15`11" x 14`10" |
| Bedroom | Upper | 11`3" x 12`9" |
| Bonus Room | Upper | 15`3" x 12`9" |
| 5pc Bathroom | Upper | 4`11" x 11`11" |
| Laundry | Upper | 7`3" x 6`2" |

Walk-In Closet

Upper

6`9" x 10`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1712306

Zoning:

R-G

Remarks

Pub Rmks:

***OPEN HOUSE JAN 25. 1-3PM** ATTACHED TRIPLE GARAGE | LOW-MAINTENANCE LOT | 4 BEDROOMS | 3.5 BATHROOMS | LARGE DECK | OPEN CONCEPT | BUILT-IN FEATURES - Welcome to this exceptional 4-BEDROOM, 3.5-BATHROOM HOME in the vibrant and family-friendly community of WALDEN! Boasting a RARE TRIPLE-ATTACHED GARAGE, this property offers unparalleled convenience, style, and functionality. Step inside to an open and thoughtfully designed main floor layout, perfect for modern living. The upgraded kitchen features QUARTZ COUNTERTOPS, STAINLESS STEEL BUILT-IN APPLIANCES, and a well-sized dining area that flows seamlessly into the living room, making it ideal for both entertaining and everyday comfort. Upstairs, you'll find 4 SPACIOUS BEDROOMS, including A LUXURIOUS MASTER SUITE designed for SPA-LIKE RELAXATION, complete with a MASSIVE WALK-IN CLOSET to meet all your storage needs. The upper level also offers 3 full bathrooms, a BONUS ROOM perfect for entertaining or relaxing, and the convenience of an UPSTAIRS LAUNDRY ROOM equipped with a washer and dryer. The unfinished basement with a SIDE ENTRANCE provides endless possibilities, whether you envision creating your dream space or developing a secondary suite which would be subject to approval and permitting by the city/municipality. The outside of the property features a low-maintenance lot and a large rear deck, perfect for hosting outdoor gatherings or enjoying a quiet evening. Situated close to shopping centers, amenities, and offering quick access to main roads, this home truly combines convenience with contemporary living. With ample storage throughout, proximity to parks and walking paths, and everything the vibrant community of Walden has to offer, this is an opportunity not to be missed. Don't wait—call your favourite REALTOR® today to book your private showing!**

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Central)

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











229 Walgrove Terrace SE, Calgary, AB

Main Floor Exterior Area 901.93 sq ft
Interior Area 832.43 sq ft
Excluded Area 572.85 sq ft



PREPARED: 2024/06/18

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

229 Walgrove Terrace SE, Calgary, AB

2nd Floor Exterior Area 1516.78 sq ft
Interior Area 1424.79 sq ft

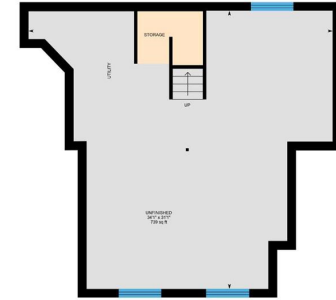


PREPARED: 2024/06/18

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229 Walgrove Terrace SE, Calgary, AB

Basement (Below Grade) Exterior Area 835.48 sq ft
Interior Area 822.49 sq ft



PREPARED: 2024/06/18

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