



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 WALGROVE Place, Calgary T2X 5A9**

MLS®#: **A2191081**

Area: **Walden**

Listing Date: **01/29/25**

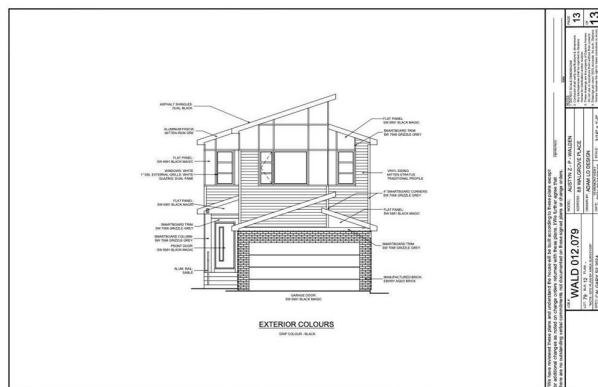
List Price: **\$819,900**

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: **3,369 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,231**  
Low Sqft:  
Ttl Sqft: **2,231**

DOM

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

Parking

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

Access:  
Lot Feat: **City Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **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: **Bathroom Rough-in, Built-in Features, Closet Organizers, Open Floorplan, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Nook</b>	<b>Main</b>	<b>11`9" x 10`6"</b>	<b>Great Room</b>	<b>Main</b>	<b>16`0" x 12`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`3" x 13`7"</b>	<b>Den</b>	<b>Main</b>	<b>10`4" x 9`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`6" x 7`6"</b>	<b>Entrance</b>	<b>Main</b>	<b>7`10" x 7`10"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`0" x 10`7"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`0" x 11`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 10`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`0" x 10`7"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`8" x 18`0"</b>	<b>3pc Bathroom</b>	<b>Second</b>	<b>11`0" x 5`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>3`7" x 6`10"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`2" x 12`8"</b>

Title:  
**Fee Simple**  
 Legal Desc:

**2410593**

Zoning:  
**RC2**

Remarks

Pub Rmks:

**Welcome to 88 Walgrove Place, a stunning 3-bedroom home in the heart of Walden, thoughtfully designed with modern living in mind. Built by the renowned Daytona Homes, this property showcases exceptional craftsmanship, high-quality finishes, and an unwavering commitment to customer satisfaction. Step inside to discover a bright and inviting main floor, featuring an open-concept layout that blends style and functionality. The great room flows effortlessly into the spacious kitchen, where a walk-through pantry connects to the mudroom and double attached garage—offering everyday convenience. A cozy den provides the perfect home office or reading nook, while the dining area overlooks the rear deck, ideal for summer evenings. A 2-piece powder room completes the level. Upstairs, a bonus room adds versatility to the home, perfect for a media space or kids' retreat. The primary suite boasts a walk-in closet and a luxurious 5-piece ensuite, creating a private oasis. Two additional bedrooms, a 3-piece bathroom, and a laundry area ensure comfort and practicality for the whole family. The walk-out basement remains unfinished, presenting an incredible opportunity to customize and add value to your home. Whether you envision a home gym, additional bedrooms, or an entertainment area, the possibilities are endless. Situated in the vibrant community of Walden, this home offers easy access to parks, pathways, schools, and shopping, ensuring a lifestyle of convenience and connection. With Daytona Homes' signature quality and exceptional customer service, 88 Walgrove Place is an outstanding opportunity to own a thoughtfully designed home in one of Calgary's most desirable neighborhoods. Schedule your private showing today!**

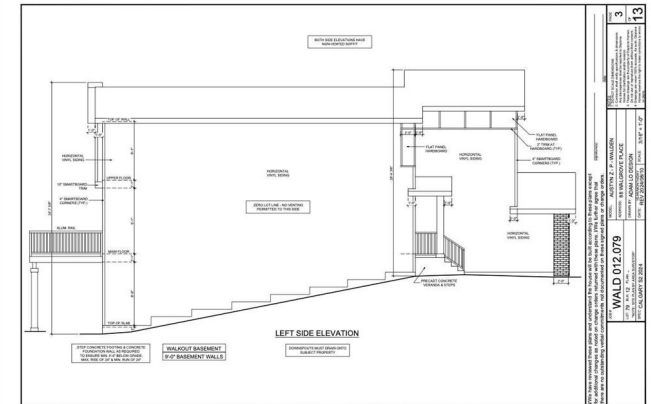
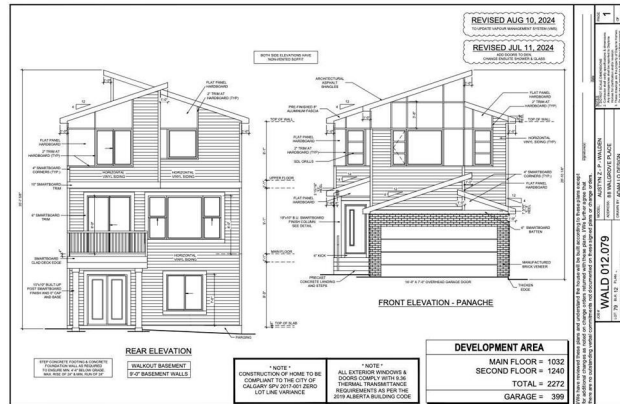
Inclusions:

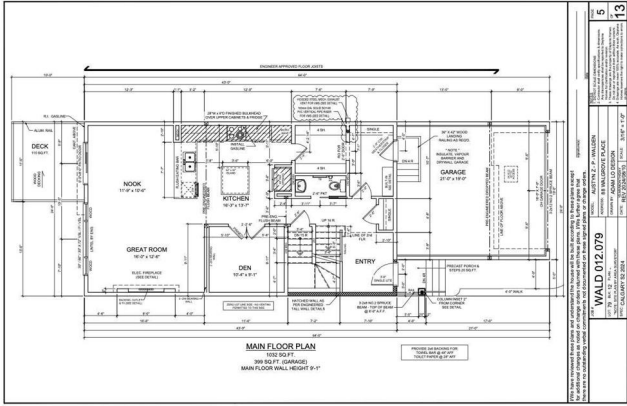
**N/A**

Property Listed By:

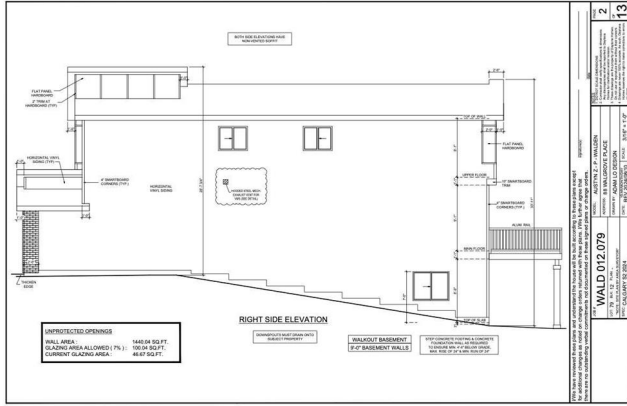
**Royal LePage Benchmark**

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

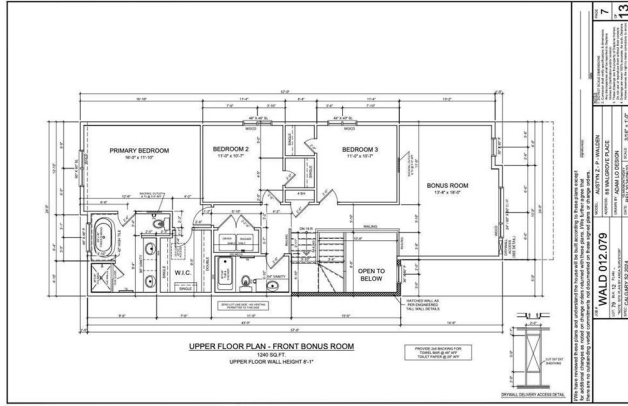




5  
**WALD 012.079**  
 PROJECT: 18 INNOVATION PLACE  
 SHEET: 18 INNOVATION PLACE - MAIN FLOOR PLAN  
 DATE: 08/20/2024  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: J. W. WALD  
 CHECKED BY: J. W. WALD  
 PROJECT NO.: 18 INNOVATION PLACE  
 SHEET NO.: 18 INNOVATION PLACE - MAIN FLOOR PLAN



2  
**WALD 012.079**  
 PROJECT: 18 INNOVATION PLACE  
 SHEET: 18 INNOVATION PLACE - RIGHT SIDE ELEVATION  
 DATE: 08/20/2024  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: J. W. WALD  
 CHECKED BY: J. W. WALD  
 PROJECT NO.: 18 INNOVATION PLACE  
 SHEET NO.: 18 INNOVATION PLACE - RIGHT SIDE ELEVATION



7  
**WALD 012.079**  
 PROJECT: 18 INNOVATION PLACE  
 SHEET: 18 INNOVATION PLACE - UPPER FLOOR PLAN - FRONT BONUS ROOM  
 DATE: 08/20/2024  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: J. W. WALD  
 CHECKED BY: J. W. WALD  
 PROJECT NO.: 18 INNOVATION PLACE  
 SHEET NO.: 18 INNOVATION PLACE - UPPER FLOOR PLAN - FRONT BONUS ROOM