



THE
A-TEAM

**RE/MAX
FIRST**

40 WALGROVE Mews, Calgary T2X 4A3

MLS®#: **A2197381**

Area: **Walden**

Listing Date: **02/27/25**

List Price: **\$839,900**

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: **4,058 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,424**
Low Sqft:
Ttl Sqft: **1,424**

DOM

-0
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,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>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **1910459**

Zoning: **R-G**

Remarks

Pub Rmks: **Welcome to this Rare opportunity to own a Bungalow with a second level bedroom/bonus room over the garage in the sought after community of Walden! Located in**

a quiet cul-de-sac, this unique bungalow has a walk-out developed basement and backs on to a walking path with no neighbours immediately behind. The Main floor features a Large Primary bedroom with a 5-piece ensuite and walk-in closet. There is also another Full 4-piece Bathroom on the main floor, Laundry, Chic Kitchen with a Large Island, Built-in Oven and Microwave, Gas Cooktop and pantry. The upper floor is an extra-large area that can be used as another Bedroom or Bonus Room. The Basement is Fully Developed and the first thing you will notice is that with all the natural light, it doesn't feel like a basement! There is a nice bar area, 2 Bedroom and Full Bathroom and separate entrance so you can walk-out to your zero-maintenance backyard. This home is well taken care of with the original owner and is a must see! Call to book your private showing today!

Inclusions:

Property Listed By:

N/A

eXp Realty

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







