



THE
A-TEAM

**RE/MAX
FIRST**

85 WALGROVE Place, Calgary T2X 4Y7

MLS®#: **A2197673**

Area: **Walden**

Listing Date: **02/28/25**

List Price: **\$749,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,172 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,009**

Low Sqft:

Ttl Sqft: **2,009**

DOM

36

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer

Int Feat:

High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`2" x 13`9"
Dining Room	Main	8`11" x 8`3"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	13`9" x 13`2"
Bedroom	Second	10`11" x 9`5"
4pc Bathroom	Second	5`11" x 9`4"

Room	Level	Dimensions
Kitchen	Main	10`2" x 8`10"
Bedroom	Main	7`10" x 8`4"
Bonus Room	Second	16`11" x 12`10"
5pc Ensuite bath	Second	9`1" x 9`4"
Bedroom	Second	10`1" x 9`4"
Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410593

Zoning:
R-G

Remarks

Pub Rmks:

Discover the perfect balance of modern design and comfort in this newly built TRUMAN 4-bedroom home, located in the heart of Walden. With a versatile main floor bedroom and full bathroom, this home is ideal for a guest suite, home office, or multi-generational living, offering flexibility to suit your lifestyle. The open-concept layout is designed for both entertaining and everyday living, featuring a spacious Chef's Kitchen with full-height cabinetry, soft-close doors and drawers, sleek quartz countertops, and premium stainless steel appliances. The kitchen flows effortlessly into the dining area and great room, creating a welcoming space for gatherings or quiet relaxation. The main floor also includes a cozy great room with an electric fireplace, 9-foot ceilings, and luxurious vinyl plank flooring. A full bathroom and a practical mudroom provide added functionality and convenience. Upstairs, your personal sanctuary awaits in the luxurious primary suite, complete with a 5-piece ensuite, and a spacious walk-in closet. The upper level also features a bonus room—perfect for movie nights or playtime—plus two additional bedrooms, a 4-piece bathroom, and a dedicated laundry room. The unfinished basement with a separate side entrance offers endless possibilities for customization to fit your needs and vision. This exceptional home blends style, comfort, and versatility—schedule your showing today before it's gone! Live Better. Live Truman. *Photo gallery of similar home.

Inclusions:
Property Listed By:

n/a
RE/MAX Real Estate (Central)

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









