

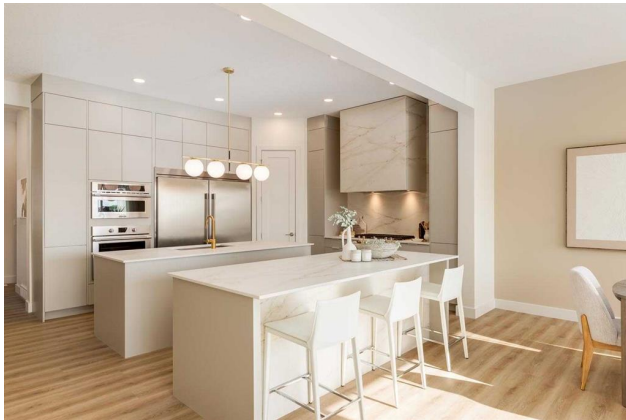


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**524 WALGROVE Boulevard, Calgary T2X 4A2**

MLS®#: **A2197814**      Area: **Walden**      Listing Date: **03/07/25**      List Price: **\$859,900**  
 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: **3,775 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,533**  
 Low Sqft:  
 Ttl Sqft: **2,533**

DOM

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

Parking

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

Access:  
 Lot Feat: **Back Yard,Front Yard,Interior Lot,Level,Rectangular Lot,Zero Lot Line**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air,Humidity Control,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator**  
 Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Walk-In Closet(s),Wired for Data**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**      Zoning: **R-G**  
 Legal Desc: **2210185**

Remarks

Pub Rmks: **Welcome to 524 Walgrove Boulevard SE, a brand-new Homes by Avi Lincoln model that perfectly blends style and function. This 2,533 sq. ft. stunner isn't just a**

house—it's a statement. With three amazingly spacious bedrooms, 2.5 baths, and a layout designed for real life (not just Instagram), this home is built to impress without trying too hard. Let's talk about that kitchen. Not one, but two islands make this the ultimate space for hosting, cooking, or just spreading out and pretending you're on a cooking show. The open-concept main floor flows effortlessly, with a spacious great room that's anchored by an electric fireplace—perfect for cozy nights in. Upstairs, the primary retreat is less of a bedroom and more of a private getaway, with enough space to make your king-size bed look small. And then there's the ensuite—because every great bedroom deserves an equally impressive bathroom. Featuring double sinks, a glass-enclosed tiled shower, and a deep soaker tub, this is where you'll unwind after a long day and pretend you're at a spa. A massive bonus room gives you flexibility for a media space, home gym, or whatever suits your lifestyle. Plus, the upper-level laundry means no more hauling baskets up and down stairs. The basement comes with a side entrance, offering options for future development, a home office, or just some extra storage for all the things you swore you'd declutter last year. A double-attached garage, sleek finishes throughout, and thoughtful design touches make this home stand out in all the right ways. And let's not forget the unbeatable location—Walden is one of Calgary's most sought-after communities, offering the perfect mix of nature and convenience. Whether you're enjoying a walk along its scenic pathways, grabbing a coffee from one of the nearby cafés, or picking up groceries at the Gates of Walden shopping district, everything you need is just minutes away. With easy access to major roads, top-rated schools, and plenty of parks and green spaces, Walden isn't just a place to live—it's a lifestyle. This is more than just a place to call home—it's a home that works for you with all the beautiful spaces having just a little more room to grow - in a community that has it all. Let's get you in for a look before someone else snaps it up! PLEASE NOTE: Photos are of a finished Showhome of the same model - fit and finish may differ on finished spec home. Interior selections and floorplans shown in photos. Home is under construction and has just completed drywall, but showings can be accommodated.

Inclusions:

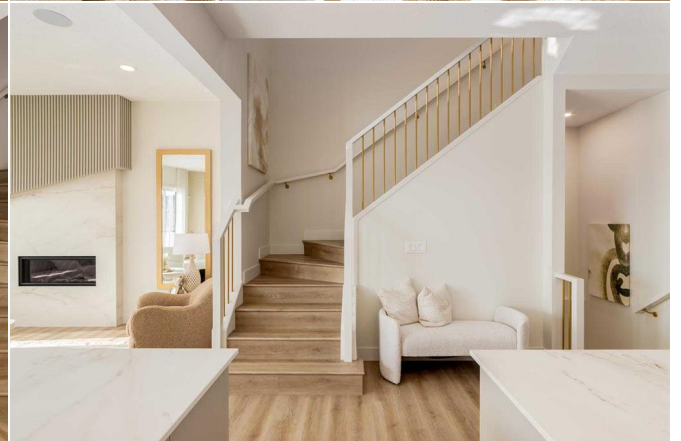
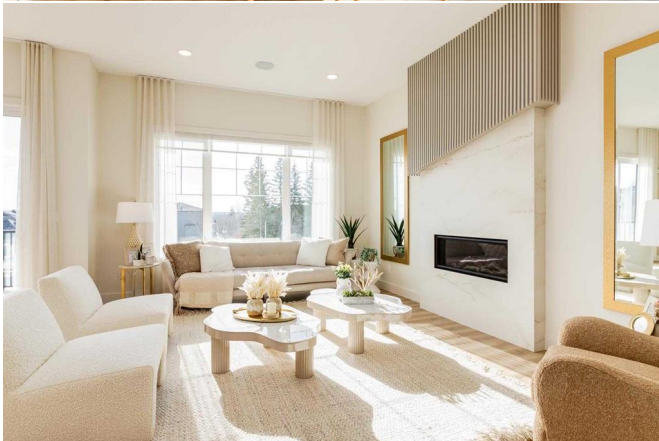
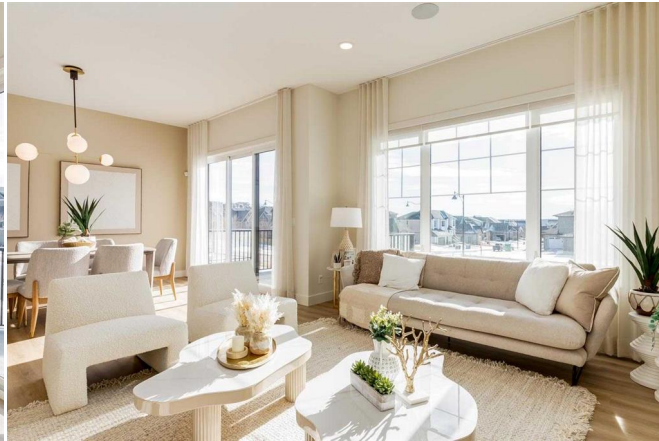
Property Listed By:

N/A

CIR Realty

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







QUICK  
POSSESSION

**THE LINCOLN**  
2,533 SQ FT | 3 BED | 2.5 BATH  
524 WALGROVE BOULEVARD SE



**THIS FRONT DRIVE HOME FEATURES**

- Double Island Pantry
- Master Upper Master Suite
- Huge Central Upper Loft Space
- Side Entrance To Basement

FLOOR PLAN



MAIN  
1,098 SQ FT

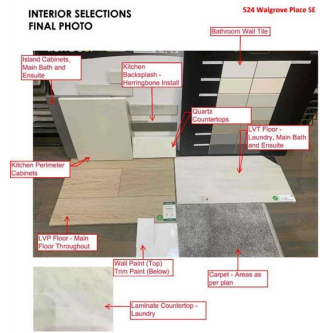
UPPER  
1,445 SQ FT

BETTER VALUE BY DESIGN  
SINCE 1978 HOMESBYAVI.COM

Home by AVI

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**INTERIOR SELECTIONS  
FINAL PHOTO**



**DISCLAIMER: Provided photos are intended as a color reference only.** Sample sizes may vary from installed product. Please reference SC 895 for accurate product dimensions. Colors shown may not be an exact match to physical samples. Color differences might occur due to the following limitations:

- Photography resolution & monitor calibration
- Variable color & resolution when viewing photos on individual monitors
- Printing photos to paper with variable colorations
- Inherent characteristics present in all natural materials (ie wood grain, granite veining, etc.)
- Slight variations between batches and size lots

**LIGHTING**

524 Walgrove Place SE



Back Exterior Light - Black  
323011BK



High Bath Light - 2 Light Vanity - Black  
4252BK



Maid 5' Island Pendant - Black  
1792759A2BK



High Bath and Ensuite Light Vanity - Black  
4252BK



Ariha/Dehvi Island Line - 7" LED Flush Mount - 021215R-SP3 WH - 0202  
As noted on SC895



Lighting Area 5 Light Dining Chandelier - Black  
1792759A5BK



Homes by AVI: INTERIOR DETAILS

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