

## 307 Walgrove Boulevard SE Calgary, Alberta

**MLS # A2270003**



**\$549,990**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,002 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning 3-storey semi-detached home offering over 2,000 sq. ft. of beautifully designed living space in the highly desirable community of Walden SE Calgary. This immaculate home features 4 spacious bedrooms, 2.5 bathrooms, and a versatile main floor den—perfect for a home office or gym, and no HOA in the community and no condo fee. The house also has central Air Conditioning. The main floor offers convenient access through the rear-attached double garage, a rear large den/gym room, a room that could be used as extra bedroom or living room, and a generous 4-car extended driveway—ideal for trucks, RVs, or multiple vehicles. The fenced front yard is professionally landscaped, providing excellent curb appeal and a private space to enjoy. The bright and open second level showcases a modern kitchen with stone countertops, a gas stove, upgraded stainless steel appliances, and ample cabinetry. The spacious dining area and living room are filled with natural light, with no homes directly in front, creating open views and a sense of privacy. Step onto the large south-facing balcony, perfect for BBQs and summer gatherings. Upstairs, the primary suite offers a scenic view of the Walden park and pond, complete with a walk-in closet and private 4-piece ensuite. Two additional bedrooms, another full bath, and upper-level laundry complete this floor. Additional upgrades include central air conditioning, pot lighting, and meticulous maintenance throughout. Located just steps away from playgrounds and parks, and within minutes to shopping plazas, schools, restaurants, and major routes, this home combines style, functionality, and an unbeatable location. Don't miss your chance to own this exceptional 4-bedroom home in Walden—book your private showing today!