

**34 Walgrove Link SE**  
**Calgary, Alberta**

**MLS # A2285323**



**\$749,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,905 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Flag Lot, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** mudroom cabinets, floating shelves living room & master bedroom & garage, hanging bike strings, work bench in utility room

Welcome to this beautifully fully developed home offering 3 bedrooms and 3.5 bathrooms in a sought-after SE location. Designed with modern style and everyday functionality in mind, this property delivers the perfect blend of comfort, space, and convenience. The main floor boasts a wide open-concept layout with neutral décor and contemporary finishes throughout. Expansive windows flood the space with natural sunlight, creating a bright and inviting atmosphere. The stunning kitchen features stainless steel appliances, rich walnut ceiling-height cabinetry, and an oversized stone countertop island—perfect for entertaining or casual family meals. A cozy fireplace anchors the living area, while the thoughtfully designed mudroom, massive pantry, and convenient 2-piece powder room complete the main level. Upstairs, you’ll find a spacious primary retreat featuring a walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms and another 4-piece bathroom provide ample space for family or guests. The upper floor also offers a versatile bonus room, a dedicated office area with built-in desks, and a separate laundry room complete with shelving and cabinetry for added convenience. The recently completed basement expands your living space even further and includes a beautiful 4-piece bathroom—ideal for recreation, guests, or future customization. Outside, the extra-wide exposed aggregate concrete driveway enhances curb appeal and provides additional parking. The garage includes added storage solutions for optimal organization. The fully fenced backyard is designed for low-maintenance enjoyment, featuring artificial turf, a concrete patio, a charming gazebo, and a cozy fire pit—perfect for relaxing or entertaining year-round. Ideally located close to walking paths, green spaces, playgrounds, schools,

shopping, and transit, this home offers exceptional lifestyle convenience in a family-friendly community. A truly move-in-ready home that checks all the boxes—don't miss your opportunity to make it yours!