

**300 Walgrove Boulevard SE**  
**Calgary, Alberta**

**MLS # A2324996**



**\$869,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,507 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Concrete, Manufactured Floor Joist, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Animal Home, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Freshly painted and loaded with upgrades, this home offers three levels of thoughtfully designed living space, including a beautifully finished 2-bedroom illegal suite with a separate entrance. The bright, open main floor welcomes you with a stunning 19-foot open-to-above foyer, oversized windows, and wide-plank flooring. The kitchen features white cabinetry, a gas range, upgraded appliances, generous counter space, and a walkthrough pantry leading to the mudroom with built-in storage. The living and dining areas are designed for both everyday living and entertaining, complete with a modern tiled fireplace and double sliding doors opening to the backyard. A dedicated main floor office provides the perfect work-from-home space. Upstairs, you'll find a spacious bonus room, convenient upper-floor laundry, three bedrooms, and a well-appointed primary retreat featuring a walk-in closet and a luxurious 5-piece ensuite. The fully developed basement offers exceptional flexibility for extended family or guests, complete with a separate entrance, full kitchen with new stainless steel appliances, separate laundry, two bedrooms, a full bathroom, a spacious family room with a wet bar, and a practical workshop area. Additional upgrades include central air conditioning, an irrigation system, water softener, water filtration system, built-in speakers, a finished garage with epoxy flooring, built-in cabinetry and gas heater rough-in, plus a rear RV parking pad in the back yard. This is a home that stands out not because of one feature, but because every space has been thoughtfully upgraded, exceptionally maintained, and designed for comfortable everyday living. Book your private showing today.