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67 Walgrove Link SE
Calgary, Alberta

MLS # A2355475

$739,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,060 sq.ft.	**Age:**	2017 (9 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-1s
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Tankless Hot Water		

Inclusions: Shed

Welcome to this UPGRADED Walden home with a unique custom front elevation and fully developed raised basement! Featuring 3 bedrooms, 3.5 bathrooms, luxury vinyl plank flooring (Entire home 2023), NO CARPET, tall ceilings, 8’ doors and upgraded hardware throughout. The open-concept main floor showcases an EXTRA-LONG KITCHEN ISLAND with seating for 4, dual-tone quartz countertops, ceiling-height cabinets, pots-and-pans drawers and stainless steel appliances, including a gas range and beverage fridge. Extras include a Silgranit sink, ceiling speakers, updated black hardware and fixtures (2020) and reverse osmosis filtration. Flexible living and dining spaces feature a gas fireplace, large south-facing windows and designer lighting. An 8’ sliding door opens to a south-facing deck with privacy walls, custom art and pergola. The fenced, landscaped yard features Tower Aspens, mulch beds, retaining wall, Rundle rock path and an ivy-covered garden arch in summer. A renovated 2-piece bath (2021) offers shiplap walls, floating vanity, pendant lighting, custom mirror and shelving. Upstairs are 3 bedrooms, 2 full baths and a bonus room wired for 5.1 surround sound with ceiling speakers, blackout shades and future wet-bar rough-ins. The primary suite offers oversized south-facing windows, an ensuite with separate quartz vanities and walk-in shower, plus a walk-in closet with motion-sensor lighting. Two additional bedrooms have generous closets and share a 4-piece bath with quartz vanity and tub/shower. The renovated laundry room (2022) includes brand new LG washer (2026) and dryer (2026) custom upper cabinets, subway tile backsplash and butcher-block folding counter. The FULLY DEVELOPED BASEMENT (2019) features a large recreation room wired for home theatre, built-in console shelving, oversized storage/utility room and a

full bathroom with floating vanity, walk-in shower, hexagon tile flooring and custom built-ins. Further upgrades include a tankless hot water system (2024), water softener (2025), central A/C (2024), high-efficiency furnace, central vacuum, side-mount garage door opener and custom side-yard garden shed (2022). The fully finished, HEATED GARAGE includes epoxy floors, custom shelving, EV Charging (2024) and storage racks. Steps from a recreational field connecting to a park with 2.5 km of paved paths, plus a playground down the street. Starbucks, Winners, Sobeys, restaurants and shopping are within a 5-minute walk. Enjoy friendly Walden living with easy access to Macleod, Stoney and Deerfoot Trails!

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