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GRASSROOTS
REALTY GROUP

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55 Walgrove Link SE
Calgary, Alberta

MLS # A2204694

$759,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,112 sq.ft.	**Age:**	2017 (8 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Smoking Home		

Inclusions:	Hot tub, Freezer and fridge in the garage

Open house May 11, 2025 2:00-4:00! Welcome Home!!!! This stunning home features 5 bedrooms and 3.5 baths, with an open concept and plenty of natural light. With many upgrades, the upper floor features include an oversized primary ensuite bathroom with a large soaker tub, walk in tile shower and dual vanities. To add to this luxury primary, there is a large walk in closet. 2 more bedrooms, a 4pc bath, and laundry, complete the upper floor. The inviting main floor has many features, as it leads to the sun soaked yard. The cozy living room and electric fireplace are perfect for winter, while you can cool off in summer with the central air conditioning. The oversized island w/breakfast nook and custom wine rack are perfect for entertaining guests in the lovely kitchen. The 2 toned and partially glassed doored cabinets, gas stove and oven, and large pantry make this kitchen a dream! The patio doors leading to the backyard feature a 2-tiered cedar deck with a large pergola, a 1 yr old hot tub, and professionally installed synthetic grass (1.5yrs). As you head from the main floor to the basement you will find 2 more bedrooms, a partial 3pc bath and wet bar rough in. The oversized insulated and heated garage completes this home. Located on a family friendly, wonderful street, close to playgrounds, walking paths, schools and shopping, this home has so much to offer. You won't want to miss out on this one!