



## 307 Walgrove Boulevard Calgary Alberta

\$629,900

Welcome to this stunning 3-storey semi-detached home offering nearly 1,850 sqft of thoughtfully designed living space in the highly sought-after community of Walden, SE Calgary. Boasting 3 bedrooms, 2.5 bathrooms, and an incredible 6 parking spots with rear attached garage, this home is a dream come true for families or anyone needing extra vehicle space. The main floor features a versatile den—perfect for a home office—along with a huge storage room and a convenient double car attached garage. Extra-long drive way allow 4 more cars to be parked. On the second level, you'll be greeted by a bright and modern open-concept kitchen, complete with a sleek island, ample cabinets, a spacious pantry, gas range, built-in microwave, stainless steel appliances, and upgraded pot lights. The adjacent living area is filled with natural light, thanks to its large south-facing windows, and opens onto a sunny balcony with a gas line for your BBQ. On the opposite side, the dining area features massive north-facing windows that overlook a quiet street, offering tranquil views of lush, green, open landscapes. The third level hosts the expansive primary bedroom with a picturesque window, a walk-in closet, and a private 4-piece ensuite. Two additional bedrooms, a second 4-piece bathroom, and a laundry area complete this level, providing comfort and convenience for the whole family. Outside, the front yard is fenced and landscaped, with a concrete patio perfect for enjoying warm summer evenings. In the back, you'll find a huge concrete driveway with room for four more vehicles, making this home ideal for families with multiple cars or a larger vehicle like a truck / RV / Trailer. Additional perks include central air conditioning, a nearby children's park and playgrounds, and close proximity to shopping, recreational centers, hospitals, and the Bow River. With quick access to Macleod Trail...

Living room 18.83 Ft x 13.17 Ft

Kitchen 16.00 Ft x 14.42 Ft

Dining room 18.83 Ft x 7.50 Ft

2pc Bathroom 7.58 Ft x 4.92 Ft

Primary Bedroom 16.17 Ft x 13.08 Ft

Bedroom 12.42 Ft x 9.58 Ft

Bedroom 12.42 Ft x 8.92 Ft

4pc Bathroom 10.58 Ft x 5.42 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Den 12.00 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Central)

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**Mirror**

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