



## 63 Walgrove Manor Calgary Alberta

\$579,900

NO CONDO FEE TOWNHOME!! - Construction is just starting on your dream home in the vibrant community of Walden! This stylish and affordable two-story END UNIT townhome, perfect for first-time buyers or downsizers, boasts a blend of modern amenities and practical features--without the hassle of condo fees. This thoughtfully designed Homes by Avi Leonard Model is flooded with natural light and filled with charming, crafted details that make everyday living feel just a bit more special. As you enter, you'll be greeted by an open-concept main floor with soaring 9' ceilings, creating a spacious and airy atmosphere. The inviting layout includes a convenient 2-piece bath and a handy pocket office, perfect for working from home or managing daily tasks. The heart of the home is the kitchen, featuring a spacious island with breakfast bar, ideal for casual dining or entertaining guests. The cozy mudroom opens to a rear patio, seamlessly blending indoor and outdoor living space and your own yard, while the parking pad with alley access offers ample parking space and a place for future double garage Don't forget this end unit offers the convenience of a SIDE ENTRY as well. Upstairs, the second floor continues to impress with a convenient laundry room and a 3-piece main bath, serving two versatile secondary bedrooms. The central bonus room provides a perfect space for family gatherings, movie nights, or a play area. This home's master suite is a true sanctuary, offering a cozy and intimate retreat with a thoughtfully designed walk-in closet and a luxurious 3-piece ensuite adorned with modern finishes. Nestled in the lively community of Walden, this home isn't just a place to live--it's a place to thrive. Walden has easy access to downtown Calgary, Okotoks, and everything in between. With nature just outside your door, enjoy the parks, pathways, wetlands and preserved fo...

Bonus Room 11.00 Ft x 12.67 Ft

Laundry room Measurements not available

Bedroom 10.00 Ft x 9.50 Ft

Bedroom 10.00 Ft x 9.17 Ft

Primary Bedroom 10.42 Ft x 13.00 Ft

3pc Bathroom Measurements not available

Other Measurements not available

Living room 16.17 Ft x 13.00 Ft

Office 6.08 Ft x 5.67 Ft

Dining room 8.67 Ft x 13.00 Ft

Kitchen 14.17 Ft x 13.00 Ft

Pantry Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

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**Bonus Room** 14.00 Ft x 17.17 Ft

**Other** Measurements not available

**3pc Bathroom** Measurements not available

**2pc Bathroom** .00 Ft x .00 Ft

**Other** Measurements not available