



157 Walgrove Heath Calgary Alberta

\$800,000

Welcome to 157 Walgrove Heath SE -- a stunning AVI-built modern 2-storey home in a quiet cul-de-sac, offering 4 bedrooms, 3.5 baths, a fully finished basement across 3,247 sqft of total developed living space on a nearly 6,000 sqft expansive pie-shaped lot with a sun-drenched southwest rear yard. From the moment you enter the spacious foyer, the scale and finishes impress. The main floor living room features 19' ceilings open to above, a flood of natural light through stacked windows, and designer chandelier that create a luxurious feel. The large front office/den adds functionality, while the living room features a gas fireplace with a 9' tile mantel flanked by floating shelves. The heart of the home is a two-toned chef's kitchen with 42" full-height soft-close cabinets, stainless steel appliances with built-in microwave, white quartz countertops throughout, and a 9' center island with flush eating bar. The walk-through pantry offers ample shelving and drawers, leading to a mudroom with a built-in bench and access to a double attached garage with soaring ceilings, perfect for creative storage. The dining area overlooks the sizeable deck with a BBQ gas line, and the professionally landscaped backyard offers a large concrete patio, pre-poured concrete pad for a future shed, a wraparound concrete walkway, beautiful perennial flowers, mature trees, and room to play or entertain. Upstairs, enjoy the vaulted-ceiling bonus room, plus 3 generous bedrooms including a primary retreat with spa-like 5-piece ensuite: tiled walk-in shower with subway-tiled bench, separate soaker tub, dual vanities with quartz counters, and a walk-through walk-in closet to the laundry room. An additional 4pc bathroom completes the upper level. The fully finished basement is the ultimate entertainment space -- with a billiard area, wet bar with beverage cooler, quartz countertops, dishwasher rough...

Family room 14.83 Ft x 12.08 Ft

Recreational, Games room 15.00 Ft x 11.75 Ft

Bedroom 12.58 Ft x 11.25 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Furnace 13.25 Ft x 10.92 Ft

Living room 15.42 Ft x 12.00 Ft

Other 11.42 Ft x 7.25 Ft

2pc Bathroom 6.92 Ft x 2.83 Ft

Bonus Room 18.92 Ft x 11.42 Ft

Primary Bedroom 13.92 Ft x 12.67 Ft

5pc Bathroom 9.25 Ft x 8.83 Ft

Bedroom 10.00 Ft x 9.58 Ft

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RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Kitchen 14.92 Ft x 12.92 Ft
Dining room 12.92 Ft x 8.75 Ft
Foyer 8.08 Ft x 5.50 Ft
Office 11.25 Ft x 8.92 Ft

Bedroom 10.83 Ft x 9.83 Ft
Laundry room 9.33 Ft x 5.25 Ft
4pc Bathroom 8.92 Ft x 4.92 Ft