



## 294 Walgrove Boulevard Calgary Alberta

\$780,000

Showcasing an obvious commitment to quality, this home leaves a long-lasting impression with its refined spaces lavished with natural light. Crisp contemporary hardwood flows through the lavish open-plan living room, kitchen, and dining room, extending outdoors for sun-splashed entertaining on the exquisite deck adorned with a beautiful pergola. An electric fireplace warms the living room; offering a pleasant space for the family to spend time together. The kitchen is an elegant, balanced room built around a functional central island topped with light-coloured quartz. A pass-through gives easy access to the pantry and kitchen from the garage. A practical den by the front entrance completes the main floor. Rising up from the centre, a decorative staircase leads to three lavish bedrooms, two sharing a central family bathroom, the main featuring a larger walk-in closet, and a decadent 5-piece spa ensuite. The bedrooms are separated by a large bonus room which can be used as a fourth bedroom. The basement is unfinished and offers great potential for future development. It is up to you to decide if this large flexible space will be turned into a media room, bedroom or family room. A combination of a soaring 9' ceiling on both floors with large windows makes the natural light shine in. The home includes central A/C which makes for a comfortable environment when the weather dials up. A double garage with an epoxy-covered floor takes the work out of ice scrapping in the winter plus there is an additional parking in a long driveway. Last but not least this house includes a 10 kW grid-connected solar system that generates 10,000 kilowatt hours per year. The solar system is under warranty until September 2045. Don't miss out! (id:6769)

Bonus Room 4.05 M x 3.95 M

Primary Bedroom 3.95 M x 3.95 M

Bedroom 2.72 M x 3.88 M

Bedroom 3.76 M x 3.45 M

Laundry room 2.01 M x 2.73 M

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Den 3.40 M x 3.37 M

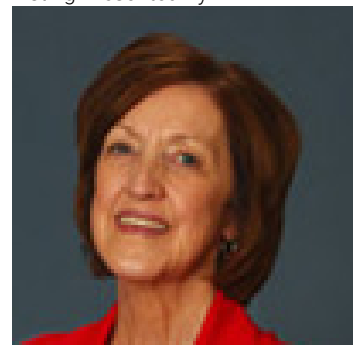
Living room 3.94 M x 4.32 M

Kitchen 2.75 M x 3.65 M

Dining room 3.08 M x 2.35 M

2pc Bathroom Measurements not available

Listing Presented By:



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