



## 100 Walgrove Court Calgary Alberta

\$459,900

\*Smart Investor's or buyer's choice - Why rent when you can live here? Appointments for viewing this weekend are already being booked! You can also take advantage of the more extended move-in date. This family-approved, super-clean home features two bedrooms, 2 parking, and 2.5 bathrooms. Other convenient lifestyle features include a private primary bedroom ensuite, attached single car garage, extra outdoor parking stall #130, a fully finished basement with a large family room, and a private NW-facing front yard with a 10 x 12 concrete patio and views to the open park area. Check out the 3D tour, high-resolution photos, and floor plans. You are near the Legacy and Walden shops and very close to all amenities: Transit, Tim Hortons, Starbucks, Stoney Trail, #2 highway, parks, schools, churches, and playgrounds. Plus, there are bike pathways, a dog park, soccer fields, a skate park, and banking, medical, and entertainment needs all nearby! With 1441+ square feet of living space, this home is one of the most popular plans in the community! The main floor is very bright & open with extra windows with more views. The main living areas have also been upgraded with high-end wide plank wood laminate floors and quiet carpet in the bedrooms, basement, and staircases. The Kitchen features upgraded grey shaker-style cabinet doors, white quartz countertops, and subway tiles—a central peninsula island with a flush eating bar, and more storage. Plus, there are ceiling-high kitchen cabinets, under-cabinet lighting, and upgraded stainless appliances. The main primary bedroom is also large with a sunny west-facing window, a walk-in closet, and your 3-piece ensuite. The second bedroom is oversized with a closet. **BONUS:** A fully finished basement with a 15' x 15' family room, laundry, storage and utility area. This condo townhome also has the luxury of an extra exclusive use owner par...

Family room 15.00 Ft x 15.00 Ft

Living room 12.67 Ft x 11.08 Ft

Kitchen 15.67 Ft x 9.17 Ft

Foyer 7.67 Ft x 6.08 Ft

2pc Bathroom Measurements not available

Furnace 19.00 Ft x 5.92 Ft

Primary Bedroom 11.00 Ft x 9.92 Ft

Bedroom 10.08 Ft x 8.92 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

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