



## 249 Walgrove Terrace Calgary Alberta

\$750,000

**\*\*\*FRESHLY PAINTED\*\*\* 2-STOREY FAMILY HOME WITH LEGAL 2-BED BASEMENT SUITE | MORTGAGE HELPER OR MULTI-GENERATIONAL LIVING!** Welcome to 249 Walgrove Terrace SE--a beautifully maintained, NEXT-TO-NEW 2-storey home built by Cardel Homes in 2019, that offers everything you need for the perfect family home: 2700+ SQFT of developed living space, a legal 2-bedroom basement suite, and a spacious, fully fenced-in yard with a deck--ideal for both everyday life and entertaining! Whether you're an investor or a growing family, this home is an amazing opportunity! Step inside and feel immediately at home! The main floor features an open-concept layout, filled with natural light and stylish finishes. The spacious living room is the ideal spot for cozy evenings by the fireplace, while the dedicated dining area comfortably fits a large table for family dinners. The kitchen is the heart of the home, complete with modern cabinetry, stainless steel appliances, Quartz counters, a sizeable pantry, and a generous island with seating--perfect for everyday living or hosting guests. Glazed doors off the dining room lead to a large deck and fully fenced South-facing backyard, ideal for summer barbecues, family playtime, or just soaking up the sun! The main floor also features a dedicated office or flex space--perfect for remote work--alongside a convenient 2-piece guest bathroom. Upstairs, the thoughtful layout continues with a total of 3 generously sized bedrooms, including a large primary suite with a walk-in closet and a private 5-piece ensuite, featuring a soaking tub, separate shower, and dual vanities. A central bonus/family room offers extra lounging space, plus you'll also find a full 4-piece bathroom & a convenient upstairs laundry room with ample storage. Heading downstairs to the real value-add; the LEGAL 2-BEDROOM BASEMENT SUITE--professionally developed and fully permitted, it f...

Family room 10.83 Ft x 14.75 Ft

Primary Bedroom 12.00 Ft x 17.08 Ft

5pc Bathroom 8.33 Ft x 8.67 Ft

Bedroom 13.00 Ft x 13.00 Ft

Bedroom 12.25 Ft x 10.17 Ft

4pc Bathroom 8.17 Ft x 9.00 Ft

Bedroom 10.25 Ft x 11.25 Ft

4pc Bathroom 4.92 Ft x 8.50 Ft

Laundry room 4.83 Ft x 8.42 Ft

Furnace 13.58 Ft x 7.58 Ft

Living room 16.67 Ft x 13.33 Ft

Kitchen 11.92 Ft x 10.92 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX First

<https://newcalgarylistings.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Laundry room	5.67 Ft x 8.67 Ft	Dining room	11.33 Ft x 10.92 Ft
Living room	15.83 Ft x 12.83 Ft	Office	10.92 Ft x 9.42 Ft
Kitchen	4.42 Ft x 7.75 Ft	2pc Bathroom	5.00 Ft x 4.67 Ft
Bedroom	11.58 Ft x 9.92 Ft		