



294 Walgrove Boulevard Calgary Alberta

\$750,000

Experience modern living at its finest in this sunlit two-storey home, nestled in the vibrant community of Walden. Boasting 3 bedrooms, 2.5 bathrooms, and over 2,300 sq. ft. of meticulously designed living space, this residence seamlessly blends elegance with functionality. Upon entering, you're greeted by a bright, open-concept main floor adorned with gleaming hardwood floors, 9-foot ceilings, and an inviting electric fireplace. The chef-ready kitchen is a standout, featuring sleek quartz countertops, a spacious island, stainless steel appliances, and a walk-through pantry that connects effortlessly to the double garage. Upstairs, the luxurious primary suite offers a spa-inspired 5-piece ensuite and a generous walk-in closet. Two additional well-sized bedrooms, a versatile bonus room, and a convenient upper-floor laundry room complete this level, ensuring comfort for the entire family. Step outside onto the expansive deck with a charming pergola, perfect for outdoor entertaining, while the landscaped, partially fenced yard ensures privacy. Additional highlights include 9-foot ceilings, central air conditioning, a high-efficiency furnace with MERV 13 filters, an HRV unit for year-round comfort, and triple-pane windows for enhanced energy efficiency and noise reduction. **Bonus Features:** - A **maintenance-free 10 kW solar energy system** slashes utility costs. - *Get paid for solar carbon offset credits. - **Eligibility for the CMHC Eco Plus Program**--qualifying buyers may receive a **25% refund** on CMHC insurance premiums, adding significant savings. The unfinished basement provides endless opportunities for customization, whether you envision a media room, home gym, or extra living space. The double attached garage with epoxy flooring and an extended driveway add convenience and ample parking. Don't miss your chance to own this energy-efficient, move-in-ready home in a...

2pc Bathroom 5.50 Ft x 5.00 Ft
Dining room 14.00 Ft x 10.50 Ft
Family room 11.33 Ft x 11.17 Ft
Foyer 7.58 Ft x 7.92 Ft
Kitchen 14.00 Ft x 8.50 Ft
Living room 12.92 Ft x 14.33 Ft

5pc Bathroom 14.00 Ft x 9.58 Ft
Bedroom 9.00 Ft x 12.83 Ft
Bedroom 11.33 Ft x 12.42 Ft
Laundry room 9.00 Ft x 6.67 Ft
Office 13.08 Ft x 13.33 Ft
Primary Bedroom 13.00 Ft x 18.17 Ft

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

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.chhabra.ca/>



Real Estate Professionals Inc.

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

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

Other 7.50 Ft x 8.67 Ft

Other 5.67 Ft x 9.08 Ft

5pc Bathroom 13.08 Ft x 5.08 Ft