



40 Walgrove Mews Calgary Alberta

\$749,900

Welcome to 40 Walgrove Mews - a rare find in the heart of Walden! This unique bungalow with an upper-level bonus room/bedroom is tucked away in a quiet cul-de-sac, offering a peaceful setting and a South-facing backyard that backs directly onto a scenic walking path--no neighbours immediately behind you! Thoughtfully designed and impeccably maintained by the original owner, this home features a fully developed walk-out basement, making the most of natural light and outdoor access. On the main level, you'll find a spacious primary bedroom with a luxurious 5-piece ensuite and walk-in closet, as well as a second full 4-piece bathroom, main floor laundry, and a stylish kitchen with a large island, built-in oven and microwave, gas cooktop, and generous pantry. Upstairs, a large bonus room over the garage offers flexible space that could be used as a guest bedroom, office, or entertainment area. Downstairs, the bright walk-out basement includes two additional bedrooms, a full bathroom, and a fantastic bar area--perfect for hosting. The low-maintenance backyard adds to the appeal, making this a true turn-key home. Opportunities like this don't come often--especially in such a desirable community. Don't miss your chance to view this one-of-a-kind property. Book your private showing today! (id:6769)

3pc Bathroom 10.08 Ft x 4.92 Ft

Bedroom 13.75 Ft x 8.33 Ft

Bedroom 11.92 Ft x 13.42 Ft

Recreational, Games room 17.17 Ft x 14.58 Ft

Other 13.08 Ft x 9.33 Ft

Furnace 9.50 Ft x 8.42 Ft

4pc Bathroom 4.92 Ft x 9.17 Ft

5pc Bathroom 4.83 Ft x 12.25 Ft

Dining room 15.33 Ft x 9.58 Ft

Kitchen 20.33 Ft x 13.25 Ft

Living room 15.17 Ft x 10.67 Ft

Primary Bedroom 12.42 Ft x 12.33 Ft

Bedroom 15.33 Ft x 18.67 Ft

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