



## 50 Walgrove Bay Calgary Alberta

\$759,900

DEAR FUTURE HOMEOWNER—I hope you love slow mornings. The kind where the sun pours in through the THREE-PANEL PATIO DOORS while the coffee brews, and someone quietly unloads the dishwasher in a kitchen that finally has enough counter space—because this one has TWO ISLANDS. One for cooking. One for gathering. Or homework. Or wine and charcuterie. Or toddlers with blueberries. Life is layered. This kitchen gets that. I hope you love thoughtful design. Not flashy-for-the-sake-of-it, but the kind that just makes sense. QUARTZ COUNTERTOPS THROUGHOUT. A Silgranit undermount sink. Chimney hood fan. BUILT-IN MICROWAVE. A gas line roughed-in for your dream stove. And 50" upper cabinets that keep clutter tucked away, so your counters stay as calm as your mornings try to be. I hope you love walk-in closets—because every bedroom has one. No arguments. No "well, mine has more sunlight but yours has more storage." Just function. Fairness. Maybe even a little peace and quiet. And when the day's chaos winds down, your master bedroom becomes a true reset zone—complete with DUAL SINKS, a SOAKER TUB, GLASS SHOWER, and just enough room to exhale. I hope you appreciate the upstairs laundry room. Not just because it's upstairs, but because it includes a FOLDING COUNTER, and SINK ROUGH-IN—so laundry doesn't have to feel like a burden. It can just be part of the rhythm. And I hope you fall a little in love with the bonus room—the one for movie marathons, sleepovers, unfinished board games, and afternoons when the house feels still. It's central, right-sized, and quietly brilliant. But most of all, I hope you're someone who sees value in planning ahead. Because this home has a SIDE ENTRY, 9' foundation walls, and a full host of ROUGH-INS IN THE BASEMENT: bathroom, laundry, and bar sink. A 200 AMP electrical panel gives you the flexibility to build more—without reworking what's already sma...

Other Measurements not available

Other 9.75 Ft x 9.00 Ft

2pc Bathroom Measurements not available

Other Measurements not available

Pantry Measurements not available

Primary Bedroom 17.33 Ft x 13.00 Ft

5pc Bathroom .00 Ft x .00 Ft

Other Measurements not available

Laundry room Measurements not available

4pc Bathroom Measurements not available

a

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://designerrealestate.ca/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

<b>Kitchen</b>	14.00 Ft x 19.00 Ft	<b>Bedroom</b>	11.00 Ft x 13.00 Ft
<b>Other</b>	15.00 Ft x 11.00 Ft	<b>Other</b>	Measurements not available
<b>Living room</b>	17.00 Ft x 12.00 Ft	<b>Bedroom</b>	9.67 Ft x 12.00 Ft
<b>Bonus Room</b>	14.00 Ft x 17.17 Ft	<b>Other</b>	.00 Ft x .00 Ft