



# 100 Walgrove Court Calgary Alberta

\$499,000

Rare Opportunity: The Largest Floor Plan in the Complex - Fully Finished Basement - Original Owners Welcome to Unit 3401 at 100 Walgrove Court SE, a pristine townhouse that feels more like a detached home. Purchased brand new in 2021 and appearing on the market for the first time, this residence offers a massive 1,616 sq. ft. of total living space (1,118 sq. ft. above ground + 498 sq. ft. basement)--providing a level of size and versatility that is truly rare for this complex. The Main Level: Bright, Wide & Modern As soon as you walk in, you'll notice the "wide" feel of this floor plan. Large windows flood the living room and kitchen with natural light, offering expansive, sunny views. The interior is finished with premium vinyl plank flooring and high-end Quartz countertops. The chef-inspired kitchen features upgraded stainless steel appliances, including a large 3-door fridge with water/ice dispenser. This level is completed by a convenient half-bath, perfect for guests and daily convenience. Upper Level: Your Private Retreat The upper floor transitions to upgraded plush carpeting and features a spacious primary suite with a dedicated walk-in closet and a "spa-style" ensuite featuring double sinks and a walk-in shower. A second full bathroom serves the upper level, alongside a laundry area equipped with a side-by-side washer and dryer. For maximum comfort, the home features Duet blinds (with blackout versions in the primary suite) and a builder-upgraded air ventilation system. The Rare Finished Basement Unlike many units in the development, 3401 features a professionally completed basement from the builder. Currently configured as a massive family room/office with another full bathroom (bringing the home total to 3.5 baths), this space was designed for flexibility. It could easily be converted into a 3rd bedroom while still leaving plenty of room for storage in the util...

Primary Bedroom 11.50 Ft x 15.75 Ft  
 4pc Bathroom 11.92 Ft x 5.00 Ft  
 Bedroom 12.00 Ft x 8.75 Ft  
 Other 10.08 Ft x 9.17 Ft  
 4pc Bathroom 10.67 Ft x 5.00 Ft  
 Recreational, Games room 22.17 Ft x 14.00 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft  
 Furnace 9.17 Ft x 8.75 Ft  
 Living room 11.75 Ft x 13.50 Ft  
 Kitchen 12.83 Ft x 14.08 Ft  
 Laundry room 8.33 Ft x 5.25 Ft  
 2pc Bathroom Measurements not available

Listing Presented By:



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