



# 228 Walgrove Way Calgary Alberta

\$699,900

BETTER THAN NEW, AND GENERATING AIR BNB REVENUE FROM THE LEGAL BASEMENT SUITE. This Excel Built Home is called the Windsor, and is one of the builder's favorite plans. This delightful home has been NICELY UPGRADED with LVP flooring, quartz countertops, Taller cabinetry adding elegance and grandeur to the kitchen. On the main floor you have a den/office room with a door giving it privacy and can be used as a main floor bedroom (by adding a wardrobe closet). The main floor living room has an electric fireplace, 9 floor ceiling heights, and modern colors for designer flare. The second floor features a family room with VAULTED CEILING, additional pot lights to illuminate and brighten the space. Upstairs you will find 3 bedrooms (the master with his and her sinks and a stand up shower), bright neutral carpet and paint choices create alluring spaces you will love. The LEGAL BASEMENT SUITE can be rented or used for extended family that may stay for long visits. Currently, the suite is registered with AIR BNB and is currently occupied until July 2026. The main house is vacant and READY FOR A QUICK POSSESSION! (id:6769)

Family room 12.00 Ft x 11.83 Ft  
Primary Bedroom 13.33 Ft x 12.08 Ft  
Bedroom 10.08 Ft x 9.50 Ft  
Bedroom 13.00 Ft x 9.25 Ft  
4pc Bathroom 10.25 Ft x 6.33 Ft  
4pc Bathroom 8.25 Ft x 4.92 Ft  
Laundry room 7.25 Ft x 6.08 Ft  
Living room 12.92 Ft x 12.17 Ft  
Dining room 12.83 Ft x 9.17 Ft

Kitchen 15.08 Ft x 14.00 Ft  
Office 10.50 Ft x 7.67 Ft  
2pc Bathroom 5.42 Ft x 4.92 Ft  
Foyer 11.83 Ft x 5.67 Ft  
Other 8.92 Ft x 7.92 Ft  
Living room 11.92 Ft x 9.33 Ft  
Bedroom 8.75 Ft x 9.00 Ft  
Bedroom 8.58 Ft x 11.25 Ft  
4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



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