



237 Walgrove Boulevard Calgary Alberta

\$709,900

Welcome to 237 Walgrove Boulevard SE, a thoughtfully designed home nestled in a well-established southeast Calgary neighbourhood that offers an ideal balance of modern comfort, energy efficiency, and everyday functionality. Surrounded by parks, open green spaces, winding pathways, a naturalized wetland, and a clear-water pond, the setting provides a peaceful and scenic atmosphere. At the same time, the home is conveniently located near schools, shopping, transit, and major roadways, making it an excellent choice for families, professionals, and anyone seeking a connected yet tranquil lifestyle. The property features quality construction and a highly practical layout tailored to today's living needs. The bright and welcoming main floor is filled with natural light from large windows. A dedicated main-floor office adds valuable flexibility and can easily serve as an additional bedroom, making it ideal for guests, multigenerational living, or working from home. A full bathroom on the main level enhances convenience and versatility for daily life. The kitchen is well suited for both everyday living and entertaining, with extensive cabinetry and a complete appliance package that includes an electric stove, refrigerator, microwave, and chimney-style hood fan. For added functionality, there is also a separate spice kitchen equipped with a gas stove, allowing for meal preparation while keeping the main kitchen tidy. The home includes numerous comfort and efficiency upgrades, such as a hot water tank, HRV system, and water softener. An impressive 15-panel solar system delivers approximately 108% energy offset, significantly reducing utility costs while supporting a more sustainable lifestyle. TV brackets are also included for added convenience. Upstairs, the primary bedroom offers a relaxing retreat with a well-appointed ensuite featuring a soaker tub and separate shower, creat...

- 3pc Bathroom 4.83 Ft x 7.83 Ft
- Dining room 10.17 Ft x 12.58 Ft
- Kitchen 14.92 Ft x 13.25 Ft
- Living room 12.58 Ft x 12.58 Ft
- Office 8.58 Ft x 11.33 Ft
- Other 8.75 Ft x 5.33 Ft

- 5pc Bathroom 10.42 Ft x 11.50 Ft
- Bedroom 13.58 Ft x 11.42 Ft
- Bedroom 13.25 Ft x 15.83 Ft
- Family room 17.17 Ft x 14.50 Ft
- Laundry room 5.17 Ft x 7.67 Ft
- Primary Bedroom 12.42 Ft x 14.50 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

4pc Bathroom 5.17 Ft x 11.33 Ft

Other 9.92 Ft x 6.92 Ft