



# 560 Walgrove Boulevard Calgary Alberta

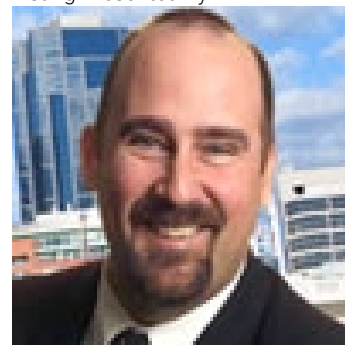
\$899,900

This stunning brand new home has just finished out its days as a showhome. With every corner turned all the way up—finishes, systems, and upgrades pushed beyond the baseline, not value-engineered back. Now being sold as a completed, never-occupied residence, it delivers a standard of execution that's hard to recreate without years of incremental upgrades, or lots of dollars spent. Nothing here feels like a compromise. Starting at the front of the home, this custom and made to order office includes not only a dropped beam ceiling - but two decorative glass walls. The upgraded and elegant Herringbone flooring unites the home running throughout the main floor - extending all way upstairs into the bonus room and open areas of the second floor. The kitchen is a masterpiece with an oversized island with a waterfall edge, a built in closed custom pantry and millwork added to check all the boxes in the garage entry. Upstairs the unique features and custom touches continue -9' upper floor ceiling height, a vaulted bonus room with built in wet bar, a beautiful wood feature wall in the primary bedroom and a master suite to be rivaled. The ensuite is everything you've dreamed of with floating dual vanities - and a to die for massive walk in closet complete with custom built ins. The laundry room even offers those special touches with cabinetry and plenty of room to organize. The two secondary bedrooms finish off strong with both offering ample space and walk in closets. The lower level is where many listings get vague; this one doesn't. It's a FULLY FINISHED LEGAL SUITE complete with 9ft ceilings - the self-contained, and set up to function independently, with its own private entry, full kitchen, dedicated laundry, separate furnace, and sub-panel. Use it for extended family, long-term guests, or future rental flexibility—it works without compromising the main home. The value he...

Living room/Dining room 18.00 Ft x 12.67 Ft  
 3pc Bathroom Measurements not available  
 Bedroom 11.00 Ft x 10.67 Ft  
 Other Measurements not available  
 Laundry room Measurements not available  
 Other Measurements not available

Other 13.00 Ft x 12.50 Ft  
 Dining room 9.00 Ft x 13.00 Ft  
 Living room 16.00 Ft x 12.00 Ft  
 Bonus Room 12.50 Ft x 16.00 Ft  
 3pc Bathroom Measurements not available  
 Bedroom 11.00 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://designerrealestate.ca/>

**RE/MAX Realty Professionals**

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**Den** 10.00 Ft x 12.00 Ft

**2pc Bathroom** Measurements not available

**Other** Measurements not available

**Pantry** Measurements not available

**Other** Measurements not available

**Bedroom** 11.00 Ft x 10.00 Ft

**Other** Measurements not available