



## 744 Walgrove Boulevard Calgary Alberta

\$599,888

Walden, Walden, Walden. That's where you could be living in this 5 year old, immaculate side by side on a pie lot. Modern and tastefully decorated, this 4 bedroom home has big, beautiful windows for plenty of natural light, 9' main floor ceilings, luxury plank flooring throughout the main floor, granite countertops, a spacious island and stainless steel appliances, along with a great dining area. Ascending to the upper level, the main suite has 9' ceilings to showcase its own picture window, ceiling fan, walk in closet and ensuite with a walk in shower. There are also 2 great sized bedrooms (each roughed in for ceiling fans), a laundry room and full guest bath. The fully developed basement (which had all permits pulled and inspections passed) has another huge bedroom, full bath, 2nd living space, flex room and storage space. The low maintenance backyard outdoor space is fully fenced, has 2 (yes 2) 20'x10' decks, a 22'x22' garage for plenty of indoor parking - which means NO scraping in the winter! Plenty of convenient shopping is nearby and the Waldon Ponds natural area is just a hop, skip and a jump away, so that you can enjoy nature at its finest. Don't miss out on this one! (id:6769)

Bedroom 11.70 M x 9.80 M  
4pc Bathroom 9.80 M x 5.30 M  
Family room 13.90 M x 12.10 M  
Exercise room 9.60 M x 8.40 M  
Furnace 9.80 M x 9.40 M  
Kitchen 14.11 M x 12.10 M  
Dining room 13.00 M x 10.90 M  
Pantry 5.00 M x 3.30 M  
Other 5.50 M x 4.50 M  
2pc Bathroom 5.20 M x 5.10 M

Living room 12.11 M x 11.11 M  
Other 6.00 M x 3.11 M  
Laundry room 5.10 M x 3.70 M  
4pc Bathroom 9.40 M x 4.11 M  
Primary Bedroom 12.11 M x 12.40 M  
Other 8.00 M x 5.80 M  
3pc Bathroom 9.40 M x 4.11 M  
Bedroom 10.00 M x 9.40 M  
Bedroom 10.00 M x 9.40 M

Listing Presented By:



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