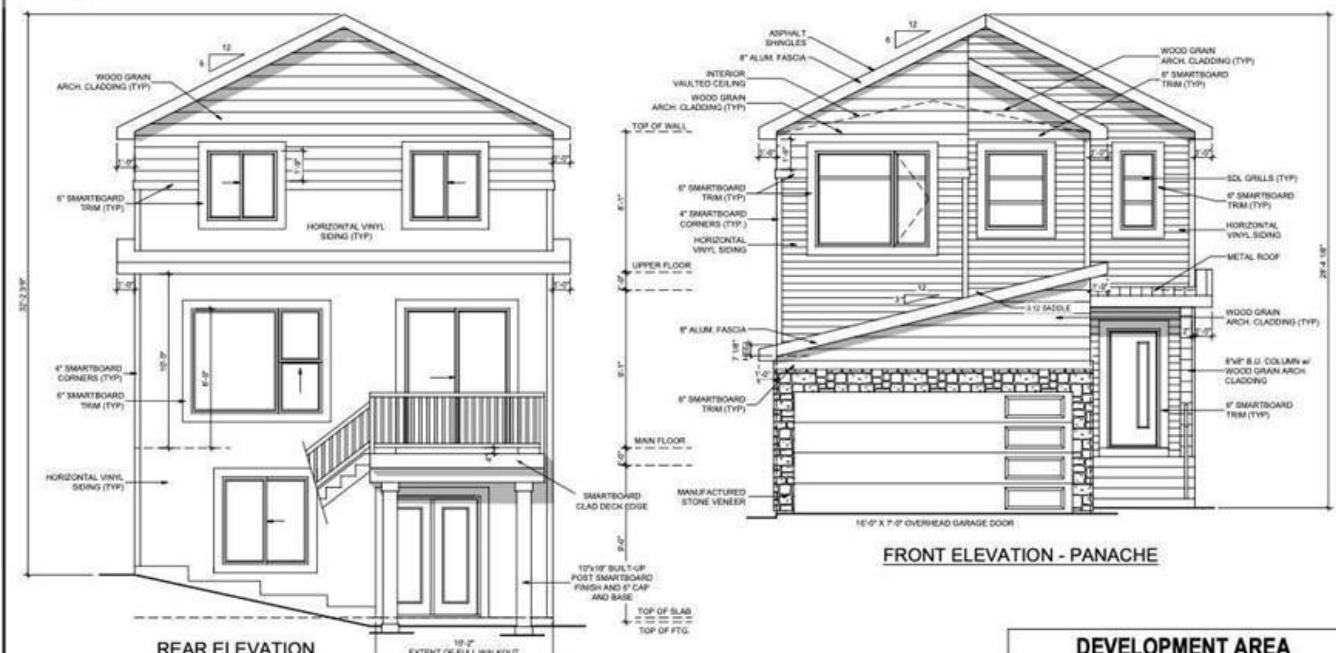


BOTH SIDE ELEVATIONS HAVE NON-VENTED SOFFIT



**REAR ELEVATION**  
PARTIAL WALKOUT  
STEP CONCRETE FOOTING & CONCRETE FOUNDATION WALL AS REQUIRED TO ENSURE MIN. 4" BELOW GRADE. MAX. RISE OF 24" & MIN. RUN OF 24"

\* NOTE \*  
CONSTRUCTION OF HOME TO BE COMPLIANT TO THE CITY OF CALGARY SPV 2017-001 ZERO LOT LINE VARIANCE

\* NOTE \*  
ALL EXTERIOR WINDOWS & DOORS COMPLY WITH 9.36 THERMAL TRANSMITTANCE REQUIREMENTS AS PER THE 2019 ALBERTA BUILDING CODE

DEVELOPMENT AREA	
MAIN FLOOR =	828
SECOND FLOOR =	1198
<b>TOTAL =</b>	<b>2026</b>
<b>GARAGE =</b>	<b>378</b>

1 OF 12

PHASE 1

PROJECT SCALE DIMENSIONS

1. Contractor and utility verification & drawings

2. Finalize all utility and service connections

3. Review for construction safety review

4. Obtain all necessary permits

5. Develop and issue 100% contract documents

6. Obtain all necessary permits for construction

7. Obtain all necessary permits for construction

8. Obtain all necessary permits for construction

9. Obtain all necessary permits for construction

10. Obtain all necessary permits for construction

11. Obtain all necessary permits for construction

12. Obtain all necessary permits for construction

MODEL: BREEZE2 Z-P (WALDEN)

ADDRESS: 92 WALGROVE PLACE

DRAWN BY: ADAM LO

DATE: REV 2024/08/10

SCALE: 3/16" = 1'-0"

# 92 Walgrove Place Calgary Alberta

\$849,900

Welcome to 92 Walgrove Place, in the vibrant community of Walden, a neighborhood known for its lush parks, serene pathways, and easy access to urban conveniences. Built by the reputable Daytona Homes, celebrated for their impeccable quality and outstanding customer service, this property offers over 2,000 sq. ft. of thoughtfully designed living space, including a legal basement suite with a private entrance. As you step inside, you're greeted by a bright, open-concept main floor that blends style and functionality. A dedicated den near the entryway provides the perfect space for a home office or study, while the rear of the home opens into an expansive kitchen, dining nook, and great room. The kitchen serves as the heart of this level, featuring a large island and ample storage to meet your culinary needs, while natural light floods the living areas, creating a warm and welcoming environment for entertaining or everyday life. Upstairs, the second floor is designed as a private retreat for your family, offering three spacious bedrooms and a conveniently located laundry room. The luxurious primary suite includes an elegant ensuite with dual sinks, a walk-in shower, and a generous walk-in closet, while the two secondary bedrooms are perfect for children, guests, or hobbies. One of the most exciting features of this home is the fully developed legal basement suite, complete with a private side entrance. And a walk-out basement! This additional space includes a bright bedroom, a full bathroom, a cozy living room, and a modern kitchen, making it ideal for rental income, multi-generational living, or private guest accommodations. This home's spacious layout, high-quality craftsmanship, and versatility make it perfect for growing families and savvy homeowners alike. Located in Walden, this property is just steps from parks, pathways, schools, and shopping amenities, combin...

- Bedroom 10.00 Ft x 11.33 Ft
- Bedroom 10.00 Ft x 11.33 Ft
- Laundry room 7.42 Ft x 6.67 Ft
- 3pc Bathroom 9.50 Ft x 7.67 Ft
- Bonus Room 11.50 Ft x 15.83 Ft
- 5pc Bathroom 15.67 Ft x 5.50 Ft

- Kitchen 12.92 Ft x 10.17 Ft
- Living room 11.50 Ft x 18.17 Ft
- 3pc Bathroom 8.42 Ft x 5.33 Ft
- Great room 11.83 Ft x 13.00 Ft
- Other 11.33 Ft x 10.00 Ft
- Kitchen 8.50 Ft x 8.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<http://www.ronjobbagy.remax.com>

**RE/MAX Realty Professionals**

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

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

Other 6.00 Ft x 11.50 Ft

Primary Bedroom 14.67 Ft x 17.00 Ft

Bedroom 11.42 Ft x 10.00 Ft

2pc Bathroom 3.17 Ft x 7.33 Ft

Other 7.00 Ft x 8.33 Ft

Foyer 7.00 Ft x 10.50 Ft