

110 Walgrove Cove SE
Calgary, Alberta

MLS # A2177304



\$499,900

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,761 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-X2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: None

Open House Saturday 2-4 pm. This stylish, like-new 3 bedroom, air conditioned, END UNIT promotes a convenient, low-maintenance lifestyle in an unsurpassable location backing south onto a park. Pull right into your insulated and drywalled double attached garage and proceed into the walkout entrance level where a versatile den is ideal as a playroom, office, home gym, rec room or hobby space. The bright and open main floor is basked in natural light with central air conditioning, wide plank flooring and a stylish design that is modern and sophisticated yet practical. The gorgeous kitchen encourages culinary explorations with quartz countertops, timeless subway tile backsplash, soft close cabinetry, stainless steel appliances and a large breakfast bar island for everyone to gather around. Easily entertain in the dining room or on the adjacent balcony for easy summer barbeques (thanks to the gas line!) with park views as the tranquil backdrop. Spend the cooler months relaxing in the inviting living room while clear sightlines allow for unobstructed conversations. A handy powder room completes this level. Retire at the end of the day to the primary bedroom on the upper level, a true owner's retreat with a large walk-in closet and a luxurious ensuite boasting dual sinks and an oversized shower. Both additional bedrooms are spacious and bright with easy access to the 4-piece bathroom. Laundry is also conveniently located on this level, no more hauling loads up and down the stairs! This beautiful home is phenomenally located within this family-oriented community chocked full of pathways that wind around ponds and parks. Within walking distance are every amenity including the numerous shops, services, groceries, cafes and restaurants (with more on the way!) at the Township Shopping District. Book your showing to see this beauty for yourself!