

**34 Walgrove Link SE**  
**Calgary, Alberta**

**MLS # A2285323**



## \$719,900

|                  |                              |               |                   |
|------------------|------------------------------|---------------|-------------------|
| <b>Division:</b> | Walden                       |               |                   |
| <b>Type:</b>     | Residential/House            |               |                   |
| <b>Style:</b>    | 2 Storey                     |               |                   |
| <b>Size:</b>     | 1,905 sq.ft.                 | <b>Age:</b>   | 2016 (10 yrs old) |
| <b>Beds:</b>     | 3                            | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached       |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                    |               |                   |
| <b>Lot Feat:</b> | Flag Lot, Gazebo, Landscaped |               |                   |

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame, Wood Siding

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Walk-In Closet(s)

**Inclusions:** mudroom cabinets, floating shelves living room & master bedroom & garage, hanging bike strings, work bench in utility room

Welcome to this beautifully fully developed home offering 3 bedrooms and 3.5 bathrooms in a sought-after SE location. Designed with modern style and everyday functionality in mind, this property delivers the perfect blend of comfort, space, and convenience. The main floor boasts a wide open-concept layout with neutral décor and contemporary finishes throughout. Expansive windows flood the space with natural sunlight, creating a bright and inviting atmosphere. The stunning kitchen features stainless steel appliances, rich walnut ceiling-height cabinetry, and an oversized stone countertop island—perfect for entertaining or casual family meals. A cozy fireplace anchors the living area, while the thoughtfully designed mudroom, massive pantry, and convenient 2-piece powder room complete the main level. Upstairs, you’ll find a spacious primary retreat featuring a walk-in closet and a private 4-piece ensuite. Two additional well-sized bedrooms and another 4-piece bathroom provide ample space for family or guests. The upper floor also offers a versatile bonus room, a dedicated office area with built-in desks, and a separate laundry room complete with shelving and cabinetry for added convenience. The recently completed basement expands your living space even further and includes a beautiful 4-piece bathroom—ideal for recreation, guests, or future customization. Outside, the extra-wide exposed aggregate concrete driveway enhances curb appeal and provides additional parking. The garage includes added storage solutions for optimal organization. The fully fenced backyard is designed for low-maintenance enjoyment, featuring artificial turf, a concrete patio, a charming gazebo, and a cozy fire pit—perfect for relaxing or entertaining year-round. Ideally located close to walking paths, green spaces, playgrounds, schools,

shopping, and transit, this home offers exceptional lifestyle convenience in a family-friendly community. A truly move-in-ready home that checks all the boxes—don't miss your opportunity to make it yours!