

## 17 Walgrove Manor SE Calgary, Alberta

MLS # A2285390



# \$819,900

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,502 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Concrete, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** none

Welcome to 17 Walgrove Manor SE, a beautifully designed east/west-facing two-storey home offering over 2,500 sq. ft. of living space. Built in 2018 by Daytona Homes, this popular "Maybach" floor plan impresses from the moment you enter with a grand open-to-above foyer and soaring ceilings. Situated on a traditional lot (not a zero lot line), this home enjoys a prime location close to walking paths, cycling paths, and open green spaces. The functional layout also allows for easy future basement development, with convenient exterior access without the need for yard excavation. The main and upper floors feature 9-foot ceilings throughout. The gourmet kitchen is a true highlight, offering a massive island, a walk-through pantry connecting seamlessly to the mudroom, and ample space for entertaining. The cozy fireplace with mantle anchors the main living area beautifully. Upstairs, you'll find three spacious bedrooms, a large bonus room, and a luxurious 5-piece primary ensuite complete with double-sink vanity, soaker tub, and standalone shower. Step outside to enjoy the 13'3" x 9'11" rear deck leading to a stamped patio, a fully fenced yard, and lush perennial landscaping with flower gardens, perfect for relaxing or hosting guests. With an exceptional layout, sought-after location, and quality craftsmanship, this home is a one-of-a-kind opportunity.