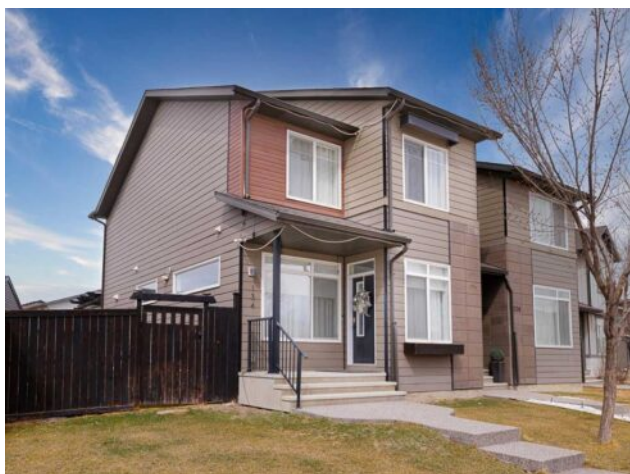


134 Walgrove Drive SE
Calgary, Alberta

MLS # A2298427



\$561,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,506 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Gazebo, Low Maintenance Landscape, No N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Nest thermostat

Welcome to 134 Walgrove Drive SE, a beautifully cared-for 4-bedroom home offering exceptional value and thoughtful upgrades throughout. Sitting directly across from a charming children's park, this property delivers the perfect blend of comfort, convenience, and modern living. Adding to the home's appeal, the interior paint and patio has been recently refreshed, giving the space a clean, updated feel throughout. The main floor welcomes you with 9 ft ceilings and a bright open layout ideal for family life. The kitchen is a standout feature — complete with a quartz island, gas range and highend stainless steel appliances — designed for anyone who loves to cook or entertain. Step outside to a private west-facing backyard built for year-round enjoyment. You'll love the oversized 16x20 deck, pergola, outdoor kitchen area and underground sprinklers. The insulated and drywalled 20x20 double garage (with its own 40-amp panel) adds even more functionality. Upstairs, you'll find three generous bedrooms including a spacious primary retreat with a walk-in closet and a luxurious 5-piece ensuite. Two of the upper bedrooms enjoy beautiful park view, making them perfect for kids, guests, or a home office with inspiring natural light. Finished basement expands your living space with a cozy family room/rec area, gym area, 4th bedroom, and generous storage options. Additional features include a 70-gallon high-efficiency hot water tank, upgraded appliances and Nest thermostat — thoughtful touches that enhance comfort and convenience. Located minutes from Fish Creek Park, Sikome Lake, transit, playgrounds, and major roadways, this home offers a perfect blend of lifestyle and convenience in one of Calgary's most desirable communities. Don't miss your chance to own a turn-key home with all the extras. Book

your showing today!