

182 Walgrove Manor SE
Calgary, Alberta

MLS # A2275639



\$699,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,935 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

THIS IS ONE OF WALDEN'S BEST-PLACED STREETS. Half a block from ponds and pathways, tucked away from through traffic, and positioned where daily routines feel quieter by default, 182 Walgrove Manor SE sits in a pocket buyers hope to find—and rarely do. Inside, the Halladay plan opens with intention. A TWO-STOREY LIVING ROOM immediately changes the feel of the main floor, pulling daylight deep into the space and giving the home a sense of volume that's felt, not announced. The full-height fireplace wall anchors the room without overpowering it, while the OPEN-TO-BELOW BONUS ROOM above keeps the connection between levels light and natural. At the front of the home, a FLEX ROOM with FRENCH DOORS creates true separation—ideal for focused work, homework, or a quiet reset before the day begins. The kitchen is designed around movement and storage, with a layout that feels intentional, efficient, and easy. A WALK-THROUGH PANTRY connects directly to the garage, so groceries land exactly where they should. Warm wood cabinetry, light quartz, and clean-lined finishes keep the palette calm and current, while the open layout flows easily into the dining area for everyday meals or casual hosting. From here, the UPGRADED THREE-PANEL PATIO DOOR opens to a 13' x 10' REAR DECK—already built, already usable, and roughed-in for a BBQ—so indoor life extends outward without complication. Upstairs, the layout stays practical and well balanced. The bonus room overlooks the living space below, both secondary bedrooms include WALK-IN CLOSETS, and the primary bedroom sits at the opposite end of the floor for added privacy. A FIVE-PIECE ENSUITE with a double vanity, SOAKER TUB, GLASS SHOWER, and a walk-in closet that completes the retreat with ease. The

basement is set up for future flexibility, with 9' FOUNDATION WALLS, a SEPARATE SIDE ENTRY, and ROUGH-INS already in place for a bathroom, bar, and laundry. Mechanical upgrades include a 200-AMP ELECTRICAL SERVICE and an 80-GALLON HOT WATER TANK—smart choices that support long-term use. The home is fully complete and available for IMMEDIATE POSSESSION. Book a showing today! Walden's ponds and pathways are just around the corner—and ready whenever you are.