

**114 Walgrove Green SE  
Calgary, Alberta**

**MLS # A2285610**

**\$600,000**



<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,908 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	See Remarks		

Welcome to 114 Walgrove Green SE, a well-maintained family home ideally located across from walking paths in the vibrant community of Walden—offering comfort, functionality, and everyday convenience. Step into a bright and open main level designed for modern living. The spacious living room is anchored by a gas fireplace and framed by large windows that flood the space with natural light. The kitchen offers generous cabinetry and counter space, a walk-through pantry, and flows seamlessly into the dining area—perfect for both daily living and entertaining. A practical mudroom connects directly to the double attached garage, adding everyday ease. Upstairs, retreat to a comfortable primary bedroom complete with a walk-in closet and private ensuite. Two additional bedrooms share a full bathroom—ideal for kids or guests—while the conveniently located laundry room keeps chores simple. This level is finished with a versatile bonus room plus a flex/study area, offering space for homework, work-from-home, or relaxation. The basement is unfinished, providing a great layout and a blank canvas to create additional living space tailored to your needs. Outside, enjoy a fully fenced backyard with two-tier decking and landscaped outdoor space—perfect for summer evenings, family BBQs, or quiet mornings. Located just minutes from shopping, schools, restaurants, South Health Campus Hospital, and all major amenities, with parks and pathways right across the street—this home delivers exceptional value in a growing SE Calgary community.