

**237 Walgrove Boulevard SE
Calgary, Alberta**

MLS # A2288884



\$749,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,235 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: TV Brackets, Solar Panels (15), Trimlights, Smart Thermostat, Ring Doorbell

****OPEN HOUSE: Saturday, February 28 from 1-3PM**** Welcome to 237 Walgrove Boulevard SE, a thoughtfully designed home nestled in a well-established southeast Calgary neighbourhood that offers an ideal balance of modern comfort, energy efficiency, and everyday functionality. Surrounded by parks, open green spaces, winding pathways, a naturalized wetland, and a clear-water pond, the setting provides a peaceful and scenic atmosphere. At the same time, the home is conveniently located near schools, shopping, transit, and major roadways, making it an excellent choice for families, professionals, and anyone seeking a connected yet tranquil lifestyle. The property features quality construction and a highly practical layout tailored to today's living needs. The bright and welcoming main floor is filled with natural light from large windows. A dedicated main-floor office adds valuable flexibility and can easily serve as an additional bedroom, making it ideal for guests, multigenerational living, or working from home. A full bathroom on the main level enhances convenience and versatility for daily life. The kitchen is well suited for both everyday living and entertaining, with extensive cabinetry and a complete appliance package that includes an electric stove, refrigerator, microwave, and chimney-style hood fan. For added functionality, there is also a separate spice kitchen equipped with a gas stove, allowing for meal preparation while keeping the main kitchen tidy. The home includes numerous comfort and efficiency upgrades, such as a hot water tank, HRV system, and water softener. An impressive 15-panel solar system delivers approximately 108% energy offset, significantly reducing utility costs while supporting a more sustainable lifestyle. TV brackets are also included for added convenience. Upstairs, the primary bedroom offers a relaxing retreat

with a well-appointed ensuite featuring a soaker tub and separate shower, creating a spa-inspired experience. The additional bedrooms are generously sized and thoughtfully arranged to comfortably accommodate family members or guests. The basement provides exceptional potential for future development, whether you envision a recreation room, additional bedrooms, a home gym, or a media space. Laundry essentials, including a washer and dryer, are included to support everyday practicality. With its serene surroundings, energy-efficient features, flexible floor plan, and quality craftsmanship, this home presents an outstanding opportunity to enjoy space, sustainability, and comfort. Located in the welcoming community of Walden, it offers a setting where neighbours, nature, and everyday convenience come together to create a place you will be proud to call home. Book your private showing today.