

# \$788,000 - 95 Walgrove Green Se, Calgary

MLS® #A2234675

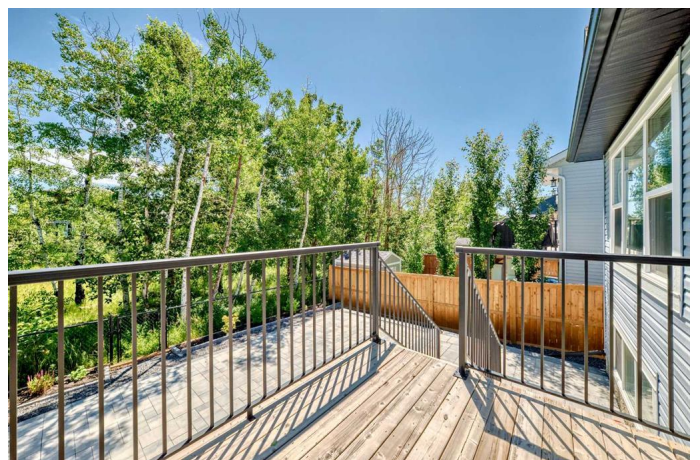
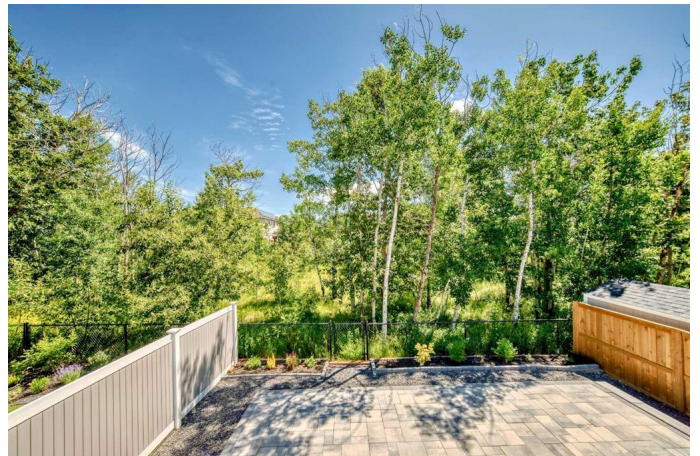
**\$788,000**

3 Bedroom, 2.00 Bathroom, 1,223 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

TREES, PRIVACY AND RELAXATION ARE WHAT YOU WILL FIND WITH THIS BEAUTIFUL BUNGALOW BUILT BY CARDEL HOMES. This spacious bungalow offers a very functional open-plan layout with 9-foot and vaulted ceilings, as well as luxury wide-plank vinyl flooring throughout. You'll notice, stepping in, that you can view the beautiful green space in the back as you walk in, through large windows that give you the feeling that you've entered a resort. There's a gourmet kitchen with a long island that seats four and a pantry: Quartz counters, an Induction electric stove, a Reverse Osmosis System under the kitchen sink, ample cupboard and counter space. The dining room is next, large enough for a big table and seating. The spacious living room is a welcoming retreat, complete with a stunning gas fireplace that sets the perfect ambiance for relaxation and entertaining. Then step outside to a good-sized deck with a gas outlet and a gas bbq that the sellers are including with the sale. Then, to your new, beautiful, low-maintenance backyard, backing onto a private green space. Fully finished with a low-maintenance stone patio, flower beds with an irrigation system. The primary bedroom is spacious, featuring a beautiful 5-piece en-suite with an extra-large shower, dual sinks, quartz counters and a walk-in closet. Finishing off the main floor is an office and laundry room. Downstairs, you are greeted again by luxury vinyl plank flooring and 9-foot ceilings. The



basement family hall has the windows upgraded to span the entire width of the room. There's a spacious family room, two bedrooms, and a four-piece bathroom with Quartz. The furnace room has a WATER SOFTENER, HUMIDIFIER, AND HEAT EXCHANGE. The home is semi-smart, with the furnace, garage doors, and some interior lights accessible through your cell phone. The garage features a gas heater, is fully insulated, and has been painted. Reolink (Smart security system with recording) on the exterior front of the garage, front door entrance, rear patio and deck area, and interior kitchen, living room and basement family hall. An automatic drip irrigation system is installed on the flower and shrub beds located in the front and back of the yard. Also, upgrades to all the window sizes upstairs and downstairs and patio doors to 8'x8".two exterior hose bibs, front and rear, three gas connections, one on the Walden is one of Calgary's newer southeast communities, known for its modern feel. Ideally situated steps away from Walden Park and Walden Fields, with scenic walking trails and green space, this home also offers easy access to nearby schools, the Legacy shopping plaza, and major routes, including Stoney Trail and Macleod Trail. You'll find schools, shops, parks, and restaurants all close by, plus quick routes to wherever else life takes you. With a great neighbourhood, quality craftsmanship, thoughtful upgrades, and move-in-ready appeal, this home is a complete package. Bungalows rarely come up in these neighbourhoods, don't miss this.

Built in 2021

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2234675  |
| Price    | \$788,000 |
| Bedrooms | 3         |

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,223       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 95 Walgrove Green Se |
| Subdivision | Walden               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X2J1               |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 4                                                |
| Parking        | Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Humidifier                                                       |
| Heating           | Floor Furnace                                                                                                                                                     |
| Cooling           | None                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                    |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Misting System                                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Desert Back, Desert Front |
| Roof              | Asphalt Shingle                                                                                                                                            |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                   |
| Foundation        | Poured Concrete                                                                                                                                            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 3              |
| Zoning         | R-G            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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