

**157 Walgrove Heath SE**  
**Calgary, Alberta**

**MLS # A2230045**



**\$800,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,228 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, No Neighbours Behind, Pi		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Play Structure in rear yard, 2 T.V. Wall Mounts, Alarm - no contract		

Welcome to 157 Walgrove Heath SE — a stunning AVI-built modern 2-storey home in a quiet cul-de-sac, offering 4 bedrooms, 3.5 baths, a fully finished basement across 3,247 sqft of total developed living space on a nearly 6,000 sqft expansive pie-shaped lot with a sun-drenched southwest rear yard. From the moment you enter the spacious foyer, the scale and finishes impress. The main floor living room features 19' ceilings open to above, a flood of natural light through stacked windows, and designer chandelier that create a luxurious feel. The large front office/den adds functionality, while the living room features a gas fireplace with a 9" tile mantel flanked by floating shelves. The heart of the home is a two-toned chef's kitchen with 42" full-height soft-close cabinets, stainless steel appliances with built-in microwave, white quartz countertops throughout, and a 9" center island with flush eating bar. The walk-through pantry offers ample shelving and drawers, leading to a mudroom with a built-in bench and access to a double attached garage with soaring ceilings, perfect for creative storage. The dining area overlooks the sizeable deck with a BBQ gas line, and the professionally landscaped backyard offers a large concrete patio, pre-poured concrete pad for a future shed, a wraparound concrete walkway, beautiful perennial flowers, mature trees, and room to play or entertain. Upstairs, enjoy the vaulted-ceiling bonus room, plus 3 generous bedrooms including a primary retreat with spa-like 5-piece ensuite: tiled walk-in shower with subway-tiled bench, separate soaker tub, dual vanities with quartz counters, and a walk-through walk-in closet to the laundry room. An additional 4pc bathroom completes the upper level. The fully finished basement is the ultimate entertainment space — with a billiard area, wet bar with

beverage cooler, quartz countertops, dishwasher rough-in, and large sink. A wired projector-ready living area/rec zone, a spacious 4th bedroom, full bathroom, and an abundance of storage options. Additional features include: Triple-pane windows, Central A/C, High-efficiency furnace, High-end zebra blinds (blackout upper floor), Open-concept flow with exceptional finishing's throughout. Located in a new and growing Walden community with easy access to lakes, parks, walking paths, schools, and full amenities. A true forever family home!