

**64 Walgrove Place SE**  
**Calgary, Alberta**

**MLS # A2210066**



**\$779,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,325 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s)		

**Inclusions:** N/A

Introducing this exceptional TRUMAN-built home, located in the established and desirable community of Walden in Southeast Calgary! This beautiful residence is situated on a unique pie-shaped lot, offering both privacy and an expansive outdoor area perfect for enjoying your surroundings. Step inside this thoughtfully designed 3-Bedroom, open-concept home, where style and functionality come together seamlessly. The chef-inspired kitchen features full-height cabinetry, soft-close doors and drawers, an elegant eating bar with quartz countertops, and premium stainless steel appliances. This well-appointed kitchen effortlessly flows into the dining area and great room, creating an inviting space ideal for family gatherings and entertaining. The main floor is designed for comfort, complete with a cozy gas fireplace with a stylish tile surround in the great room with soaring ceilings, luxury vinyl plank flooring, a convenient Den, a 2-piece bathroom, and a mudroom, offering both convenience and sophistication. Upstairs, the primary retreat, complete with a tray ceiling, a spa-like 5-piece ensuite, and a spacious walk-in closet. The upper floor also features a versatile bonus room, two additional bedrooms, a 4-piece bathroom, and a laundry area, ensuring ample space for the whole family. The unfinished basement, with a separate side entrance, offers great potential for customization, allowing you to create the perfect space to suit your needs. This bright and airy TRUMAN home is move-in ready and ready to offer you the perfect blend of comfort, style, and opportunity. Photos provided are part of a photo gallery, with new photos coming soon to showcase this beautiful home in even greater detail!