# \$739,000 - 35 Walgrove Park Se, Calgary

MLS® #A2206267

# \$739,000

3 Bedroom, 3.00 Bathroom, 1,074 sqft Residential on 0.08 Acres

Walden, Calgary, Alberta

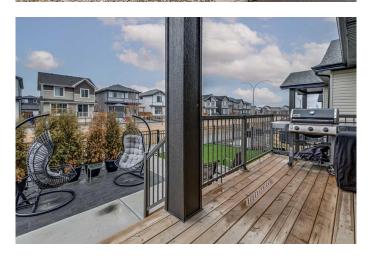
OPEN HOUSE SATURDAY APRIL 5th 2:00PM to 4:00PM and SUNDAY APRIL 6th 12:00PM to 2:00PM

RARE EXECUTIVE BUNGALOW VILLA | 2,145 SQ. FT. TOTAL LIVING SPACE | NO CONDO FEES | FULLY DEVELOPED | BACKS GREEN SPACE

Welcome to this Rowan Executive Bungalow Villa by Daytona Homes! A rare gem in the heart of Walden, one of Calgary's most sought-after suburban communities! Nestled on a quiet street, this pristine, fully developed bungalow villa offers the perfect blend of luxury, convenience, and maintenance-free living without sacrificing space or style. With a total of 2,145 sq. ft. of beautifully designed living space, this home is perfect for those looking to downsize without compromise. Step onto the inviting front veranda, where you can soak in peaceful park views while sipping your morning coffee. Inside, the open-concept design boasts soaring 9' ceilings, elegant LVP flooring, and an abundance of natural light. The heart of the home is the stunning chef's kitchen, complete with quartz countertops, a spacious island with silgranit sink, sleek white cabinetry with hidden drawers for ultimate storage, and premium stainless steel appliances including a gas stove! Unwind in the Great Room, featuring a cozy fireplace and stylish knockdown ceiling. The primary suite is a true retreat, offering a spa-inspired ensuite with a freestanding tub, dual vanities,







and a walk-in closet. Need more space? The fully finished basement is the perfect extension of your living area, complete with a huge family room, two additional bedrooms (one with a wall bed included!) perfect for a den/office as well, and a 4-piece bathroom. Outside, enjoy your zero-maintenance landscaped yard with a rear lane double attached garage for easy access. And the best part? No condo fees! Living in Walden means nature at your doorstep, with picturesque walking trails, parks, and green spaces just steps away. Plus, you're only minutes from top-rated schools, shopping, dining, golf, and major commuter routes. This is a rare opportunity to own a hard-to-find executive bungalow villa in a prime location. Book your showing today before it's gone!

#### Built in 2021

### **Essential Information**

MLS® # A2206267 Price \$739,000

Bedrooms 3 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,074
Acres 0.08
Year Built 2021

Type Residential

Sub-Type Semi Detached

Style Side by Side, Villa

Status Active

# **Community Information**

Address 35 Walgrove Park Se

Subdivision Walden City Calgary

County Calgary
Province Alberta
Postal Code T2X 4N9

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Rear Drive

# of Garages 2

#### Interior

Interior Features Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters,

Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Playground, Private Yard

Lot Description Back Lane, Backs on to Park/Green Space, City Lot, Front Yard, Low

Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed March 28th, 2025

Days on Market 9

Zoning R-2M

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services