

\$949,900 - 560 Walgrove Boulevard Se, Calgary

MLS® #A2259381

\$949,900

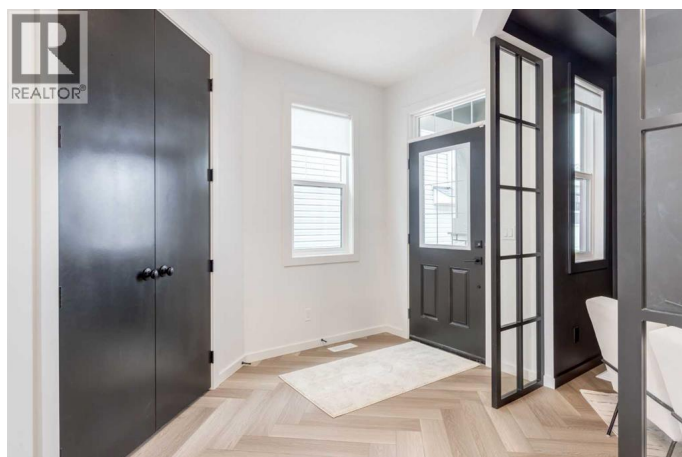
4 Bedroom, 4.00 Bathroom, 2,370 sqft

Single Family on 0.09 Acres

Walden, Calgary, Alberta

WHEN A HOUSE STARTS OUT AS A SHOWHOME, YOU NOTICEâ€™THE DETAILS ARE SHARPER, THE FINISHES BOLDER.

This Homes by Avi build carries the kind of features you rarely see offered togetherâ€™deliberate, dramatic, and designed to impress. Now, instead of open house hours, itâ€™TM's ready for its first owner, with possession at the END OF NOVEMBER. The main floor begins with an office that doesnâ€™TM't apologize for being front and center. Framed in GLASS-PANEL WALLS and finished in a bold black palette with a COFFERED CEILING overhead, itâ€™TM's designed to be on displayâ€™equal parts workspace and showpiece. From there, herringbone-pattern LUXURY VINYL PLANK flooring pulls you through the open plan: past the WATERFALL QUARTZ ISLAND and Silgranit sink in the kitchen, into a dining area that opens through a three-panel glass door to the 14â€™TM x 10â€™TM DECK with gas line. The living room centers on a FIREPLACE FEATURE WALL clad in vertical wood slats stained to match the dark kitchen cabinetry, dramatic and grounding all at once. Upstairs, the BONUS ROOM vaults high, finished with a wet bar and fridge so the space lives just as easily for movie marathons as it does for casual evenings in. The master bedroom takes luxury further: DUAL VANITIES frame a SOAKER TUB beneath a wide window, paired with a glass shower that feels more spa than standard. From there, the flow continues into a



walk-in closet fitted with CUSTOM WOOD SYSTEMS and large enough for a central benchâ€”then on to a laundry room finished with COUNTER, SINK, AND CABINETRY that look as considered as the rest of the home. Two more bedrooms, each with their own walk-in closet, and a full bath round out the level. The lower level is fully finished as a LEGAL BASEMENT SUITE, complete with its own kitchen, FULL APPLIANCE PACKAGE, laundry, and private entry. Independent systemsâ€”including a sub-panel and second furnaceâ€”make it practical and comfortable for multigenerational living, long-term guests, or rental income. This was never a standard build. A SPRINKLER SYSTEM, TANKLESS HOT WATER, 200-amp electrical service, GARAGE MAN DOOR, and AIR CONDITIONING confirm its showhome pedigree, while glass stair railings and designer finishes tie every floor together in one cohesive statement. Set on a SOUTH-FACING LOT in Walden, the location matches the homeâ€™s intent. JUST A BLOCK FROM WALDEN PONDS, PATHWAYS, AND PARKS, it gives you instant access to trails and greenspace, while schools, shopping, and dining sit minutes away. Quick routes via Macleod Trail and Stoney keep the rest of the city in easy reach. Showhome polish. Real-life readiness. This one is complete from top to bottom. (id:6289)

Built in 2023

Essential Information

Listing #	A2259381
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,370

Acres	0.09
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	560 Walgrove Boulevard Se
Subdivision	Walden
City	Calgary
Province	Alberta
Postal Code	T2X4Y7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Wet bar, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Concrete
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air, Other
Cooling	Central air conditioning, Fully air conditioned
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Stone, Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty
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