

# \$799,786 - 31 Walgrove Way Se, Calgary

MLS® #A2235432

**\$799,786**

5 Bedroom, 4.00 Bathroom, 2,263 sqft

Residential on 0.09 Acres

Walden, Calgary, Alberta

**\$50,000 PRICE REDUCTION, MOVE FAST, FANTASTIC DEAL ,WON'T LAST LONGER!!!**

| VISIT THE HOUSE WITH 3D VIRTUAL TOUR||| | TOTAL 5 BEDROOMS & 4 FULL BATHROOMS| ONE BEDROOM AT MAIN LEVEL AND FULL BATHROOM| ONE BEDROOM BASEMENT SUITE ( ILLEGAL) WITH SIDE ENTRANCE| | CENTRAL AIR CONDITIONER| Tech-Lovers Dream in the Heart of Walden! Welcome to this stunning, fully developed smart home offering over 3,000 sq ft of versatile living space, designed with both luxury and functionality in mind. Boasting 5 bedrooms, 4 full bathrooms, and a double attached garage finished with sleek epoxy flooring, this home is a true standout. Stay cool with central air conditioning, and enjoy seamless smart home automation throughout, including motorized blinds, smart lighting, and Gemstone perimeter lightingâ€”no more climbing ladders for seasonal décor!

Step inside to discover wide-plank LVP flooring that leads to a rare main floor bedroom, complete with a full closet and ideal for a home office or guest suiteâ€”plus an adjacent main floor full bathroom for added convenience. The bright living room features a cozy stone gas fireplace and large windows, while the contemporary kitchen dazzles with white cabinetry, quartz countertops, a central island with double-sink, and stainless steel appliances, including a French door fridge, built-in microwave, and sleek hood fan over a



ceramic cooktop. The open dining area flows onto a spacious upper wood deck and lower concrete patio, with a BBQ gas hookup and a beautifully landscaped, fully fenced backyardâ€”perfect for entertaining.

Upstairs, a sun-filled bonus room offers the perfect retreat, complete with a built-in desk nook. The primary bedroom is a luxurious escape featuring a custom walk-in closet and a spa-like ensuite with dual sinks, deep soaker tub, and a tiled walk-in shower. Two more bedrooms, each with walk-in closets, share another full bath, and the second-floor laundry adds ultimate convenience.

The fully finished basement includes an illegal suite or perfect Airbnb setup, with a separate side entrance, kitchenette, full-size appliances, additional laundry, a guest/games room, full bath, and a home theatre room wired for surround sound. Flex spaces offer endless possibilitiesâ€”use them for a gym, workshop, or extra storage. A Culligan high-efficiency water softener adds even more comfort (sold as-is).

Located in the highly desirable community of Walden, you're just minutes from schools, parks, shopping, dining, and major roadways. Donâ€™t miss your chance to own this extraordinary, tech-forward homeâ€”check out the virtual tour and book your private showing today!

Built in 2019

**Essential Information**

MLS® #	A2235432
Price	\$799,786
Bedrooms	5
Bathrooms	4.00

Full Baths	4
Square Footage	2,263
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	31 Walgrove Way Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 4A2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 28th, 2025
Days on Market	57
Zoning	R-G

**Listing Details**

Listing Office	Royal LePage Mission Real Estate
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