

# \$854,900 - 40 Walgrove Place Se, Calgary

MLS® #A2211566

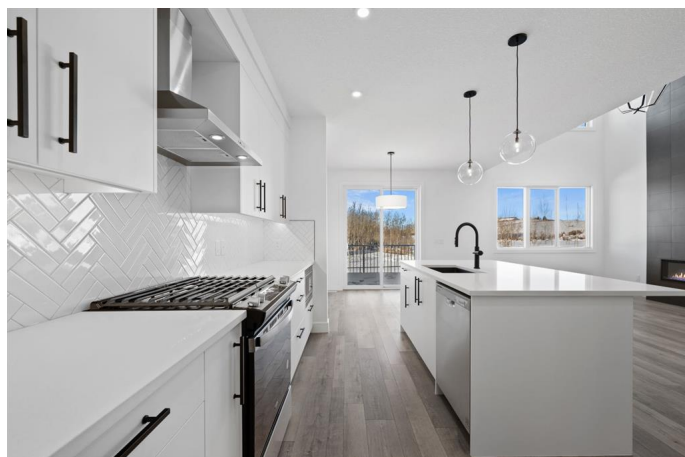
**\$854,900**

3 Bedroom, 3.00 Bathroom, 2,319 sqft

Residential on 0.08 Acres

Walden, Calgary, Alberta

Discover this exceptionally crafted TRUMAN-built walk-out home, located in the established and desirable community of Walden in Southeast Calgary. Backing directly onto greenspace, this home offers the rare opportunity to enjoy privacy, open views, and seamless access to nature—right from your own backyard. Inside, the 3-bedroom open-concept layout is designed with modern living in mind. The chef-inspired kitchen features full-height cabinetry, soft-close doors and drawers, quartz countertops, a central eating bar, and a full stainless steel appliance package. The kitchen flows into the dining area and great room, creating a bright and welcoming space ideal for everyday living and entertaining. The main floor showcases thoughtful details including soaring ceilings, luxury vinyl plank flooring, a cozy fireplace with tile surround, a versatile den, a stylish 2-piece bathroom, and a functional mudroom—all designed for both comfort and convenience. Upstairs, the primary suite offers a peaceful retreat with a tray ceiling, a spa-like 5-piece ensuite, and a spacious walk-in closet. A central bonus room, two additional bedrooms, a full 4-piece bathroom, and upper-floor laundry round out the well-balanced upper level. The unfinished walk-out basement, with a separate side entrance, provides a blank canvas with endless potential. This move-in ready home offers the perfect blend of thoughtful design, premium finishes, and a truly special location. \*Photo gallery of similar



home\*

Built in 2024

**Essential Information**

MLS® #	A2211566
Price	\$854,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,319
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	40 Walgrove Place Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 5A9

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Separate Entrance, Tray Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	20
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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