

16 Walgrove Rise SE
Calgary, Alberta

MLS # A2179205



\$775,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,025 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: All garage shelving

Finally, a home where you can PARK YOUR FULL-SIZE PICKUP IN THE GARAGE and have space to spare! Beautifully finished and with so many extras to make living easy. The main floor greets you with a bright open concept featuring 9FT CELINGS, a stunning kitchen with GAS RANGE, stainless steel appliances and CUSTOM WALK-THROUGH PANTRY. A WHOLE HOME SOUND SYSTEM flows through the main floor, upstairs, and outside to the extensive deck in the back yard where entertaining is made easy with a GAS LINE for the BBQ and space for kids and pets to play on the lawn. Upstairs opens to a large BONUS ROOM and clever OFFICE space while still allowing for a large Primary with gorgeous FIVE-PIECE ENSUITE, two additional bedrooms, FOUR-PIECE SHARED BATH, LAUNDRY ROOM, and WALK-IN CLOSETS IN EVERY ROOM. The lower level is a fantastic space that offers versatility. It includes a FOURTH BEDROOM, rec area and a THREE-PIECE BATH. Also ideally suited for a HOME-BASED BUSINESS, featuring a SECOND LAUNDRY ROOM, VENTALATION SYSTEM CUSTOMIZED to provide a safe, well-ventilated environment specifically tailored for a home esthetician business, SOUNDPROOF CEILING TILES and loads of storage space. This is one home you really need to see.