

# \$800,000 - 157 Walgrove Heath Se, Calgary

MLS® #A2230045

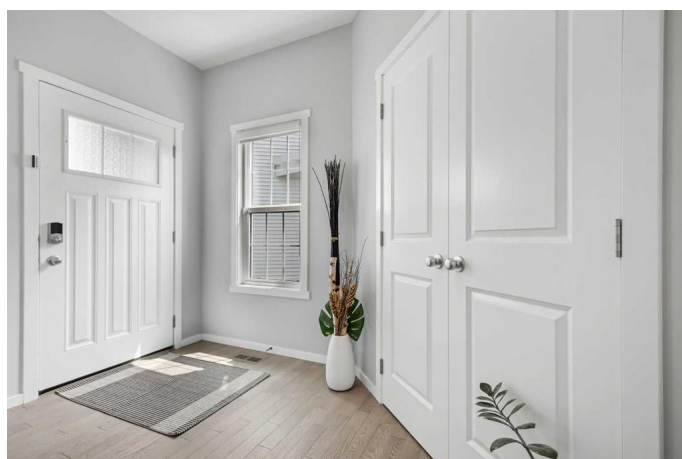
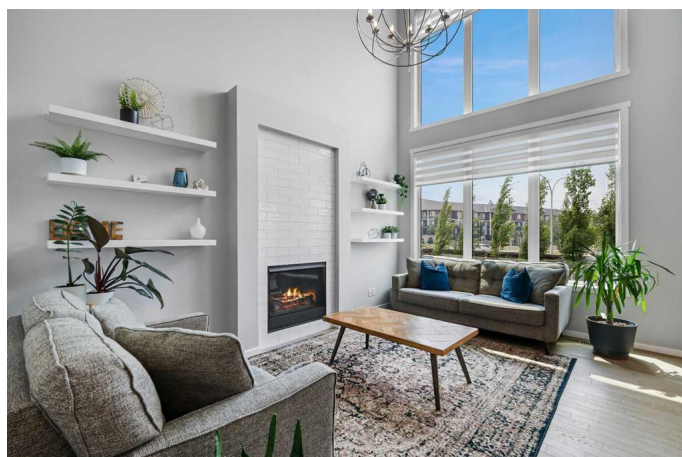
**\$800,000**

4 Bedroom, 4.00 Bathroom, 2,228 sqft

Residential on 0.14 Acres

Walden, Calgary, Alberta

Welcome to 157 Walgrove Heath SE – a stunning AVI-built modern 2-storey home in a quiet cul-de-sac, offering 4 bedrooms, 3.5 baths, a fully finished basement across 3,247 sqft of total developed living space on a nearly 6,000 sqft expansive pie-shaped lot with a sun-drenched southwest rear yard. From the moment you enter the spacious foyer, the scale and finishes impress. The main floor living room features 19'™ ceilings open to above, a flood of natural light through stacked windows, and designer chandelier that create a luxurious feel. The large front office/den adds functionality, while the living room features a gas fireplace with a 9'™ tile mantel flanked by floating shelves. The heart of the home is a two-toned chef's kitchen with 42" full-height soft-close cabinets, stainless steel appliances with built-in microwave, white quartz countertops throughout, and a 9'™ center island with flush eating bar. The walk-through pantry offers ample shelving and drawers, leading to a mudroom with a built-in bench and access to a double attached garage with soaring ceilings, perfect for creative storage. The dining area overlooks the sizeable deck with a BBQ gas line, and the professionally landscaped backyard offers a large concrete patio, pre-poured concrete pad for a future shed, a wraparound concrete walkway, beautiful perennial flowers, mature trees, and room to play or entertain. Upstairs, enjoy the vaulted-ceiling bonus room, plus 3 generous



bedrooms including a primary retreat with spa-like 5-piece ensuite: tiled walk-in shower with subway-tiled bench, separate soaker tub, dual vanities with quartz counters, and a walk-through walk-in closet to the laundry room. An additional 4pc bathroom completes the upper level. The fully finished basement is the ultimate entertainment space – with a billiard area, wet bar with beverage cooler, quartz countertops, dishwasher rough-in, and large sink. A wired projector-ready living area/rec zone, a spacious 4th bedroom, full bathroom, and an abundance of storage options. Additional features include: Triple-pane windows, Central A/C, High-efficiency furnace, High-end zebra blinds (blackout upper floor), Open-concept flow with exceptional finishing's throughout. Located in a new and growing Walden community with easy access to lakes, parks, walking paths, schools, and full amenities. A true forever family home!

Built in 2018

**Essential Information**

MLS® #	A2230045
Price	\$800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,228
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	157 Walgrove Heath Se
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Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 2H8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Other, Playground, Storage
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	6
Zoning	R-G

### **Listing Details**

Listing Office

Grassroots Realty Group

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