

**248 Walden Parade SE**  
**Calgary, Alberta**

**MLS # A2241678**



**\$709,900**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Walden                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 1,934 sq.ft.                                                              | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, |               |                   |

|                    |                                                                       |                   |     |
|--------------------|-----------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                            | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding, Stone, Vinyl Siding, Wood Frame                     | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters |                   |     |

**Inclusions:** Alarm System

Welcome to this meticulously maintained 2-storey single-family home in the vibrant community of Walden, showcasing true pride of ownership and an impressive list of upgrades. Step inside to discover a bright and open main floor featuring 9 ft ceilings, rich hardwood flooring, and a contemporary layout perfect for entertaining. The gourmet kitchen delights with quartz countertops, full-height see-through cabinets, stainless steel appliances, and a large island with eating bar. A walkthrough pantry adds convenience, while the dining nook and spacious living room—centered around a tile-surround gas fireplace—offer comfort and style. Enjoy outdoor living in the professionally landscaped south-facing backyard, complete with a stone retaining wall, rear deck, and privacy to relax and unwind. Upstairs continues to impress with 9 ft ceilings, a generous primary bedroom with an ensuite, three additional bedrooms, a 4-piece bathroom, and a convenient second-floor laundry room. The fully developed basement expands your living space with another 4-piece bathroom and endless possibilities for recreation or hosting guests. Additional highlights of this exceptional home include central air conditioning to keep you comfortable year-round, and smart home automation that lets you easily control the lighting and blinds throughout the house. The lighting has been thoughtfully upgraded to enhance every space. The exposed aggregate driveway adds curb appeal and durability, while the underground sprinkler system in the front yard ensures easy lawn maintenance. Thanks to the large windows throughout, the interior is beautifully bathed in natural light, creating a warm and inviting atmosphere. ?? Located just moments from parks, pathways, and shopping, this home offers the perfect blend of tranquility and accessibility. This property is a true gem that

combines luxury, practicality, and curb appeal&mdash;all in a family-friendly neighborhood. Come see what makes this home stand out!