

## 133 Walden Square SE Calgary, Alberta

**MLS # A2250907**



# \$710,000

|                    |                                                                                                                            |               |                     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|
| <b>Division:</b>   | Walden                                                                                                                     |               |                     |
| <b>Type:</b>       | Residential/House                                                                                                          |               |                     |
| <b>Style:</b>      | 2 Storey                                                                                                                   |               |                     |
| <b>Size:</b>       | 2,129 sq.ft.                                                                                                               | <b>Age:</b>   | 2012 (13 yrs old)   |
| <b>Beds:</b>       | 3                                                                                                                          | <b>Baths:</b> | 2 full / 1 half     |
| <b>Garage:</b>     | Double Garage Attached                                                                                                     |               |                     |
| <b>Lot Size:</b>   | 0.10 Acre                                                                                                                  |               |                     |
| <b>Lot Feat:</b>   | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, No Neighbours                                                   |               |                     |
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                    |               | <b>Water:</b> -     |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                     |               | <b>Sewer:</b> -     |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                            |               | <b>Condo Fee:</b> - |
| <b>Basement:</b>   | Full, Unfinished                                                                                                           |               | <b>LLD:</b> -       |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                            |               | <b>Zoning:</b> R-G  |
| <b>Foundation:</b> | Poured Concrete                                                                                                            |               | <b>Utilities:</b> - |
| <b>Features:</b>   | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |               |                     |
| <b>Inclusions:</b> | N/A                                                                                                                        |               |                     |

Nestled in the Heart of Walden is this absolutely lovely detached home located on a very quiet street, within close proximity to playgrounds, schools, shopping, restaurants, and multiple pathways leading to ponds and creeks. This home features high ceilings and beautiful hardwood floors throughout the main level, along with a convenient front office ideal for working from home. The large kitchen includes a center island with granite countertops, stainless steel appliances, corner pantry, tall cabinets, and ample counter space. The main floor family room is complete with a cozy gas-burning fireplace, dining area perfect for gatherings, and direct access to the back deck through oversized glass doors that bring in plenty of natural light. Upstairs, you'll find a spacious bonus room, upper-floor laundry, and three generous bedrooms. The primary suite features a full ensuite with granite countertops, soaker tub, tile flooring, and walk-in closet. The basement offers a smart layout with rough-ins already in place, ready for your finishing touches. The attached double garage is spacious and includes a built-in sink with cabinets, making it practical for cleaning tools and hands before re-entering the home. Numerous upgrades are found throughout, including granite counters in every washroom, built-in features, plenty of windows, stylish light fixtures, and more. The exterior showcases mature trees, a fully fenced backyard, and welcoming curb appeal. This home has been freshly painted throughout and has brand new carpets, offering a move-in ready feel. Please note: photos are from a previous listing. "Home will be professionally cleaned prior to possession"; seller is open to negotiating an offer.