

**131 Walcrest Way SE**  
**Calgary, Alberta**

**MLS # A2303770**



**\$575,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** Security Cameras, Doorbell camera, Thermostat

Welcome to this beautifully maintained semi-detached home in the sought-after community of Walden. Offering the perfect blend of style, comfort, and everyday functionality. Built in 2020 by AVI Homes and lovingly cared for by its original owners, this move-in ready property features over 1,896 sq ft of developed living space, a total of 4 bedrooms, 3.5 bathrooms, and a single attached garage with extra driveway parking. From the moment you arrive, you'll appreciate one of this home's most desirable features, a beautiful park directly out front, providing open views and space for the kids to play. Inside, the bright and welcoming main floor is designed for modern living, with beautiful luxury vinyl plank flooring, a spacious living room, and an open-concept layout that flows seamlessly into the kitchen and dining area. The kitchen is both stylish and practical, showcasing rich cabinetry, stainless steel appliances, ample prep space, and a large sit-up breakfast bar that naturally becomes the heart of the home. Whether hosting friends or managing busy mornings, this layout offers the space and functionality today's buyers are looking for. Upstairs, you'll find three generous bedrooms including a comfortable primary retreat complete with its own private ensuite. Two additional bedrooms and another full bathroom provide flexibility for family, guests, or a home office setup. The fully finished basement extends the living space with a large recreation room, fourth bedroom, and additional full bathroom ideal for movie nights, a playroom, teenager's retreat, home gym, or visiting guests. Step outside to the sunny south-facing backyard, where a deck and patio create the perfect setting for summer BBQs, outdoor dining, or simply relaxing in the sun. The rear lane adds extra privacy and functionality, while the quiet street enhances the

welcoming neighbourhood feel. Located just minutes from parks, ponds, walking paths, bike trails, schools, shopping, and everyday amenities, this home also includes air conditioning for warm summer days. A beautifully cared-for home in an exceptional location this is Walden living at its best!