

**28 Walden View SE**  
**Calgary, Alberta**

**MLS # A2307671**



**\$789,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,330 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Gentle Sloping, Landscaped, No Back Lane, Pie Sha		

<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	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage		

**Inclusions:** Hot Tub

Thanks for taking a look at 28 Walden View. This 2330 sq ft walkout home, situated on a landscaped and gently sloping pie lot, is sure to impress. The open concept main floor is pleasantly laid out with function and design in mind with large island dividing the kitchen and living room. Add-ons in the kitchen include granite counters, gas stove, and touchless tap. With windows letting the natural light in all day and gas fireplace to warm the living room, it is awesome for hanging out with the family and guests. Out the back door to its northwest oriented composite deck and backyard, the summer days are sunny and long. Upstairs, the primary bedroom is tucked away to the back of the house with the 4 piece bathroom and staircase between the other 2 bedrooms, gives the parents some separation extra privacy from the kids rooms &ndash; check out the floorplan! The spa like primary ensuite is quite the setup, it is a wonder anyone leaves! The bonus room upstairs has been great for the kids play area and family room with its southeast deck over the garage to enjoy the views of your cul-de-sac. A bonus having the bonus room over the garage is that the noise from the garage opening and closing is isolated to that area and not the bedrooms to wake light sleepers. With an unfinished walkout basement, it leaves you to do what you want with it. Leave as is, use for storage, have the kids use it as a play area to beat up, maybe even set up a home gym, or completely develop it. Out the backdoor of the walkout basement is your stamped concrete patio with hot tub that opens to your private tree filled yard complete with fire-pit area and shed to store your yard tools. The garage has been set up with storage cabinets, workbench, slat wall multi-purpose storage system, and bike pulley storage. And as you enter from the garage with your groceries into the dedicated mudroom, your

walk-through pantry to the kitchen makes life simple. Rock out with the in ceiling speakers in the great room and bonus room as you use the central vacuum or entertain guests, both are a great time! New roof, siding and gutters in 2022. Who wants a new house when you can pick this beauty up now?