

281 Walden Drive SE
Calgary, Alberta

MLS # A2314810



\$390,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,436 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	opener 1		

PROUDLY PRESENTING THIS BEAUTIFULLY MAINTAINED FORMER SHOW-HOME, IDEALLY LOCATED CLOSE TO SCHOOLS, PARKS, SHOPPING, TRANSIT, BIKE PATHS AND EVERYDAY AMENITIES. THIS UPGRADED TOWNHOUSE FEATURES A THOUGHTFULLY DESIGNED OPEN CONCEPT FLOOR PLAN WITH 2 SPACIOUS BEDROOMS, EACH WITH ITS OWN EN-SUITE BATHROOM, THE PRIMARY SUITE ALSO FEATURES BUILT-IN CLOSET CABINETS FOR ADDED STYLE AND FUNCTIONALITY. THE BRIGHT AND FUNCTIONAL MAIN LIVING AREA OFFERS 9 FT. CEILING, A LARGE KITCHEN WITH QUARTZ COUNTERTOPS, USB-EQUIPPED OUTLETS AND ACCESS TO A PRIVATE BALCONY PERFECT FOR RELAXING OR ENTERTAINING. THE FULLY FINISHED FLEX ROOM ON THE MAIN LEVEL IS IDEAL FOR A HOME OFFICE, GYM OR ADDITIONAL LIVING SPACE. ADDITIONAL UPGRADES AND FEATURES INCLUDE; 1 CAR HEATED TANDEM GARAGE WITH FULL LENGTH DRIVEWAY, CENTRAL AIR CONDITIONING, BUILT-IN FEATURE WALL AND CUSTOM CABINETS, INTEGRATED INTERNET WIRING THROUGHOUT THE ENTIRE HOME. SHOW-HOME FINISHINGS AND UPGRADES THROUGHOUT, LOW-MAINTENANCE LIVING IN A HIGHLY DESIRABLE LOCATION. THE HOME SHOWS EXCEPTIONALLY WELL AND HAS BEEN METICULOUSLY CARED FOR. A MUST SEE PROPERTY THAT TRULLY STANDS OUT FROM THE COMPETITION. THE PHOTOGRAPHS ARE FANTASTIC, ESPECIALLY THE FIRST SHOT. WOW!