

**52 Walden Green SE**  
**Calgary, Alberta**

**MLS # A2321309**



**\$880,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,507 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** Laundry shelving, basement refridgerator, shelving unit in dining room, upper cabinets and attached desk in office, shed

**\*\*Open House Saturday, June 20th 12-2pm\*\*** Suite potential! Imagine a home where your backyard opens to a vast, serene greenspace with future park plans. Tucked in a quiet cul-de-sac, 52 Walden Green SE is a modern sanctuary designed for both connection and focus. The main level features a private office with a door and a chef's kitchen equipped with an extra-large island, gas cooktop, and in-wall oven. Relax by the floor-to-ceiling tile gas fireplace or enjoy the peaceful views from your house-width balcony. Upstairs, find a vaulted bonus room wired for sound—the perfect spot for family movie nights. The primary suite is a true retreat with a 5-piece ensuite and a huge walk-in closet. Two additional large bedrooms share a clever bathroom with double sinks and a separate privacy door. The light-filled walk-out level offers incredible flexibility with its own separate entrance and lighted side walkway. This space includes a large bedroom, a den with a barn door, and a 3-piece bath with cozy in-floor heating. With rough-ins for a kitchen and second laundry, it is ideal for guests or multi-generational living. The landscaped backyard is designed for making memories, featuring a covered patio, a storage shed, and a dedicated BBQ pit for entertaining. Total living area: 3411 sq.ft.