

## 341 Walcrest View SE Calgary, Alberta

**MLS # A2330695**



# \$758,900

|                  |                                   |               |                  |
|------------------|-----------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                            |               |                  |
| <b>Type:</b>     | Residential/House                 |               |                  |
| <b>Style:</b>    | 2 Storey                          |               |                  |
| <b>Size:</b>     | 2,237 sq.ft.                      | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 5                                 | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Oversized |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                         |               |                  |
| <b>Lot Feat:</b> | Back Yard                         |               |                  |

|                    |                                     |                   |     |
|--------------------|-------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding                 | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Pantry, See Remarks |                   |     |

**Inclusions:** N/A

FRONTING ONTO GREEN SPACE!! OVERSIZED DOUBLE ATTACHED GARAGE!! 3040+ SQFT OF LIVING SPACE!! 5 BEDROOMS!! 3.5 BATHS!! FULL OF UPGRADES!! 9FT CEILING ON MAIN FLOOR & BASEMENT!! Welcome to this spacious and beautifully designed home in Walden, offering the perfect blend of comfort, functionality, and upgrades throughout. The main floor greets you with a large foyer that flows into a bright, open-concept layout. The kitchen features a central island, quality cabinetry, premium finishes, and a walk-in pantry &mdash; ideal for both everyday living and entertaining. The dining area provides access to the backyard deck, while the cozy living room with an electric fireplace creates a warm, inviting atmosphere. An office and a 2-piece bath complete this level. Upstairs offers 3 bedrooms and 2 full bathrooms, including a spacious primary bedroom with a 5-piece ensuite and walk-in closet. The additional bedrooms share a 4-piece bath. You&rsquo;ll also find a bonus room with vaulted ceilings and laundry conveniently located on the same floor. The fully finished basement expands your living space with 2 additional bedrooms, a large recreation area, a 4-piece bathroom, and plenty of storage. With 9&rsquo; ceilings on both the main floor and basement and tons of pot lights, the home feels bright and open throughout. Fronting onto green space, enjoy peaceful views right from your doorstep. Additional features include a high-efficiency furnace, dual thermostats for better temperature control, central air conditioning, and a water softener system&mdash;adding comfort and efficiency year-round. Located close to parks, schools, shopping, and all amenities, this home truly offers it all. SPACE, LOCATION & VALUE &mdash; THIS ONE IS A MUST SEE!!