

101 Walden Square SE Calgary, Alberta

MLS # A2341368



\$700,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,096 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Se		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shelving Unit in Garage that is attached to the wall

****OPEN HOUSE SATURDAY SEPT 12TH 2PM-4PM & SUNDAY SEPT 13TH 12PM-2PM**** Welcome to this beautifully maintained 2-storey home tucked away on a quiet cul-de-sac in the heart of Walden. Situated on a private pie-shaped lot, this 10/10 move-in-ready home combines thoughtful upgrades, stylish finishes, and an incredible backyard, all just steps from a playground and minutes to shopping, restaurants, parks, and everyday amenities. From the moment you step into the spacious foyer, you'll appreciate the bright, open-concept design featuring 9-foot ceilings on the main floor and beautiful hardwood flooring throughout the entire home with no carpet anywhere. The stunning kitchen is designed for both everyday living and entertaining, featuring a large quartz island, glass subway tile backsplash, maple cabinetry with crown moulding, upgraded stainless steel appliances, and a convenient walk-through pantry. The generous dining area easily accommodates family gatherings and flows seamlessly to the outdoor living space. The inviting living room is the perfect place to relax, featuring a lovely fireplace flanked by two oversized windows that flood the space with natural light while offering beautiful views of the private, landscaped backyard. A convenient main floor powder room completes this level. Upstairs, you'll find a fantastic family-friendly layout with a spacious bonus room that's perfect for movie nights, a playroom, or a home office. The extra-large laundry room with tiled flooring adds everyday convenience. The primary retreat features a superior 5-piece ensuite with dual sink extended vanities, and a walk-in closet. Two additional bedrooms share a well-appointed 4-piece bathroom. The unspoiled basement offers endless potential, and with 2 large windows you can create the space you've always wanted, whether it's a home gym, recreation

room, additional bedrooms, or entertainment area. Step outside to your private, expansive backyard where the pie-shaped lot truly shines. Enjoy a large deck with lovely pergola, a stunning retaining wall, beautifully landscaped grounds, a dedicated fire pit area for relaxing evenings, and potential for a dog run, creating the perfect outdoor retreat for the whole family. Additional highlights include a drywalled and insulated double attached garage, parking pad for boats, RVs or just an extra parking stall. Durable rear Hardie board siding, a water softener to help prolong the life of your appliances, a well-maintained furnace and HRV system, solar panels for added energy efficiency, and permanent exterior lighting (gemstone like) around the entire home for year-round curb appeal and effortless outdoor ambiance. With exceptional upgrades, an outstanding floor plan, and a private backyard oasis, this isn't just another home in Walden, this is a true stand out.