

26 Walden Court SE Calgary, Alberta

MLS # A2344865



\$700,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,947 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Openhouse Sept 13, 2 to 4pm. Stunning Family Home with Fully Developed, LEGALLY SUITED Basement in the Heart of family friendly Walden! Recent upgrades include a NEW deck, NEW added garden in the backyard, NEW dishwasher, Oven and Washer & Dryer, NEW Two hot-water tanks, NEW main-floor light fixtures, NEW toilets on the main floor and basement, and a NEW paint on the garage door. Welcome to this beautifully maintained and thoughtfully designed home in the sought-after community of Walden, offering stylish finishes, smart-home features, spacious living areas, and a versatile layout across all three levels. The bright and open-concept main floor features rich hardwood flooring, modern lighting, expansive windows, and a sleek contemporary fireplace feature wall that creates a warm and inviting atmosphere. The spacious kitchen is both stylish and functional, complete with dark cabinetry, stainless steel appliances, a large central island with seating, modern tile backsplash, and generous prep space. The dining area overlooks the backyard and provides direct access to the deck, creating seamless indoor-outdoor living. Smart-home features include smart lighting in the bonus room and primary bedroom, a Nest smart thermostat with app control for heating and air conditioning, as well as TELUS security and cameras. Upstairs, the spacious bonus/family room provides an ideal secondary living space for movie nights, a playroom, or home office. The primary retreat features a walk-in closet and a beautifully appointed ensuite with a deep soaker tub, sink, and separate shower. Two additional bedrooms and a full bathroom complete the upper level. The fully finished, legally suited basement offers exceptional flexibility with its own kitchen area, recreation room, additional bedroom, full bathroom, separate laundry, and versatility for extended family, guests, or potential

RENTAL INCOME. Outside, enjoy the fully fenced backyard with a large new deck, and garden, providing plenty of space for outdoor entertaining, kids, and pets. The DOUBLE ATTACHED GARAGE and attractive curb appeal complete this move-in-ready property. For added entertainment, an optional home cinema is available, featuring a 130" screen, Samsung 4K projector, Bose sound system, and ultra-comfortable furniture. Located close to shopping, restaurants, grocery stores, fitness facilities, schools, parks, pathways, and major roadways including Macleod Trail and Stoney Trail, with easy access to Fish Creek Provincial Park and Calgary's extensive pathway system. This is an exceptional opportunity to enjoy modern living, smart-home convenience, and incredible flexibility in one of Calgary's most popular family communities.