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91 Walcrest Way SE
Calgary, Alberta

MLS # A2350958

$535,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,624 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Window Coverings

Welcome to this well-maintained two-storey semi-detached home in the popular community of Walden. Built in 2021 and situated on a desirable corner lot, this home offers a bright, functional layout, a south-facing backyard and an attached double garage. The main floor features luxury vinyl plank flooring and large windows that bring in plenty of natural light. The open-concept layout provides an easy flow between the kitchen, dining and living areas, creating a comfortable space for everyday living and entertaining. The kitchen offers plenty of cabinetry and workspace, while the dining area provides direct access to the sunny south-facing backyard. A gas BBQ outlet make the outdoor space ready for summer grilling and gatherings. Upstairs, you will find three bedrooms, including a spacious primary suite overlooking the quiet backyard. The primary features a large walk-in closet and private four-piece ensuite. The upper-level laundry room adds everyday convenience and includes a stylish accent wall and custom shelving. The unfinished basement offers plenty of potential for future development and features a separate side entrance, giving you added flexibility to create a space that works for your needs. Additional features include a professionally installed water softener, central air conditioning rough-in, energy-efficient features throughout and an attached double garage. The corner lot provides added outdoor space and, with no sidewalk along the property, less snow shoveling to worry about during Calgary winters. Located just a short walk from transit bus stop, Walden day care and a park directly across from the home, this property is well positioned for convenient everyday living. Walden is a family-friendly community with pathways, parks and green spaces throughout. This home is located at prime location with easy access to nearby shopping and services

in both Walden and Legacy which makes it convenient access to groceries, restaurants, fitness and other everyday amenities. With its bright interior, sunny backyard, double garage and future basement potential, this Walden home offers a great combination of space, functionality and location.

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