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60 Walcrest Gate SE
Calgary, Alberta

MLS # A2351937

$535,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,222 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-Gm
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: none

Welcome to this beautifully maintained, move-in-ready home offering an ideal blend of space, functionality, and unbeatable location. Spanning 1,221 square feet above grade, this residence features a light-filled layout thoughtfully designed for growing families, first-time buyers, or savvy investors alike. The main level greets you with a bright living area, a convenient 2-piece guest bath, and a functional kitchen equipped with an over-the-range microwave and a gas range that is perfect for the home chef. Head upstairs to find three spacious bedrooms above grade, highlighted by a serene primary suite complete with its own private 4-piece ensuite bath featuring easy-maintenance laminate flooring, alongside a second 4-piece main bath with tile flooring. The fully finished basement, professionally executed by Excel Homes, significantly expands your total living footprint. Offering a versatile fourth bedroom option, a full 4-piece bathroom with durable laminate flooring, and ample flex or recreation space, it is ideal for family movie nights, home office setups, or hosting overnight guests. Step outside to discover your rare, oversized 22 by 20 foot single detached garage, functioning with all the practical space of a double garage to provide generous parking and extra workshop or storage capacity. Complete with central air conditioning, this home keeps you comfortable through every season. Best of all, the seller is giving this home a fresh launch with planned improvements that include full main-floor and upstairs painting for walls and baseboards allowing you to enjoy a clean, updated canvas from the day you pick up the keys. Nestled in a vibrant, family-centric neighborhood with quick connectivity to major transit routes, this location puts everyday conveniences right at your doorstep. You are surrounded by excellent designated public and Catholic schools,

playgrounds, and connected walking pathways. Just minutes from major retail hubs, grocery stores, local cafes, and daily services, you will also enjoy close proximity to community parks and regional green spaces. Commuting is seamless with fast access to major thoroughfares like Stoney Trail and Deerfoot Trail, as well as swift proximity to nearby medical centres including the South Health Campus.

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