

69 Walden Close SE Calgary, Alberta

MLS # A2352039

\$750,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,401 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Tandem, Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Closet shelving, Laundry Room Shelving, Rain Barrel (Backyard)		

Most homes make you choose: the garage or the backyard, the space inside or the location outside. At 69 Walden Close, you don't have to. Tucked in a quiet cul-de-sac, this 2014 Cardel-built home brings together something genuinely hard to find: a triple tandem garage, a generous pie-shaped lot and 2,400 square feet of living space above grade, with a park and walking paths just steps away. The garage gets your attention. How this home lives is what makes you stay. Picture coming home with groceries, sports gear and a truck full of weekend plans. There's room to park both a truck and an SUV in the garage, with additional space for bikes, tools and the projects you never quite had room for before. No more choosing between parking and living. The custom overhead storage means the Christmas decorations and winter tires finally have a place that isn't in your way. Inside, the main floor feels open without wasting space. Genuine hardwood, nine-foot ceilings and a gas fireplace give the living area a warm, substantial feel, while the kitchen is built for the busiest part of the day: a big granite island where homework gets done while dinner comes together, white cabinetry, a pantry and room for everyone to gather without standing on top of each other. Just off the living space, the dining area opens onto the raised deck, so summer dinners can run a little longer. And that separate office with French doors? A real work-from-home setup where you can close the door on a meeting instead of taking it from the kitchen table. Upstairs is where the layout really pays off. The oversized, south-facing bonus room catches the winter sun and gives everyone a second place to land, whether that's Saturday morning cartoons, movie nights or a quiet afternoon with a book. All three bedrooms are generously sized, and the primary is a proper retreat with room to breathe, a walk-in closet

and a five-piece ensuite with double sinks, a soaker tub and a separate shower. Laundry on the same floor as the bedrooms is one of those conveniences you won't want to give up. Out back, the pie-shaped yard means actual room to kick a ball, let the dog run, plant a garden or host friends without feeling boxed in. It's fenced and landscaped, with the park and pathways nearby for walks. The upgrades are thoughtful, too: a rooftop solar system that can help offset electricity use, powerful four-ton air conditioning for hot Calgary summers, an HRV system, oversized hot water tank and CAT5 wiring for hardwired connections. Even the basement has a head start. With nine-foot ceilings, framing and electrical work already underway, plus a bathroom rough-in, there's room to build the next chapter: a home theatre, a golf simulator, a gym or simply more space as life changes. Groceries, shops and everyday services are close by, and South Health Campus is a convenient drive away. The best part? You get the yard, the garage and the neighbourhood now, not years from now after waiting for a new build to catch up.