

1270 Walden Drive SE
Calgary, Alberta

MLS # A2353714

\$550,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,338 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, See Remarks, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

STAND-OUT KITCHEN. GREAT BACKYARD. FINISHED BASEMENT. DOUBLE GARAGE. Now we're getting somewhere! This Walden home checks a whole lot of boxes and throws in a few extras for good measure. We're talking a gorgeous kitchen with an oversized island, three bedrooms upstairs, a fully finished basement with an ensuite, and a sunny south-facing backyard made for summer living. All in a neighbourhood where parks, pathways, shopping and everyday essentials are right around the corner. Step inside and you'll find a bright, open main floor with rich flooring, loads of natural light and a layout that just works. There's room to entertain, space to spread out and a comfortable flow between the kitchen, dining and living areas. Nothing complicated. Just good design that makes everyday living easy. And that kitchen? Gorgeous cabinetry, luxury quartz counters and beautiful finishes all overlooking the backyard make it the natural gathering spot. Plenty of room to prep dinner, pour another coffee or have friends pull up a stool and stay awhile. A convenient two-piece bathroom rounds out the main floor. Upstairs, three generous bedrooms give everyone room to breathe. The primary bedroom has its own ensuite, while the other two bedrooms share a full bathroom. Kids, guests, a home office…you've got the flexibility to make the space work for you. Next, say hello to the basement. Fully finished and ready to earn its keep, this level offers a spacious recreation room plus a separate flex space with its own ensuite bathroom. Need a fourth bedroom? A guest space where visitors can have a little privacy? A home gym, office or hangout zone? Take your pick. There's room to make it happen without sacrificing the space you need upstairs. Outside, the south-facing backyard brings the sunshine, and the

generous deck is ready for BBQs, morning coffee and those long summer evenings when nobody's in a hurry to head inside. The detached double garage takes care of parking and storage, while still leaving you with a backyard you can actually enjoy. Because what's the point of having a yard if the garage takes up all the space? And the location is another big win. Walden has the parks, pathways, playgrounds, schools, restaurants and shopping that make day-to-day life easy. Macleod Trail and Stoney Trail are close by, so getting around Calgary is straightforward, whether you're commuting, running errands or heading out for the weekend. That should add up to a lot of boxes checked without having to compromise on the things that make a house feel like home. Check out the virtual tour and book your private showing today!