



GRASSROOTS
REALTY GROUP

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72 Walden Heights SE
Calgary, Alberta

MLS # A2215369



\$730,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,084 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this beautifully maintained 3-bedroom, 2.5-bath home in the heart of the family-friendly community of Walden, just steps from a peaceful green space. This stunning 2-storey home offers over 2,080 sq. ft. of thoughtfully designed living space — the perfect balance of comfort, style, and functionality for modern family life. As you enter, you are greeted with an open-concept layout and an abundance of natural light. Gleaming hardwood on the main level. The upgraded kitchen is a showstopper with quartz countertops, quartz island, extended ceiling-height cabinetry, stainless steel appliances, plus a convenient walk-through pantry. Upstairs, the massive primary bedroom boasts a luxurious 5-piece ensuite, while two additional spacious bedrooms, a 4-piece bath, and a versatile bonus room provide ample living space for the whole family. Fresh, brand new carpeting spans the entire upper level, adding warmth and comfort underfoot. The double-attached garage offers convenience year-round, and the unfinished basement is a blank canvas ready for your creative vision. Enjoy sunny afternoons on the raised deck under a stylish wooden pergola, or gather with friends around the custom concrete fire pit. Surrounded by a full wooden fence and lined with young trees, this private outdoor space is perfect for summer evenings, weekend BBQs, or just unwinding after a long day. Don't miss this incredible opportunity!