



GRASSROOTS
REALTY GROUP

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180 Walcrest Boulevard SE
Calgary, Alberta

MLS # A2220960



\$725,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,754 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Rectangular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Other, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: N/A

Seize the opportunity to own the PERFECT family home in the vibrant community of Walden! This impressive property boasts over 2,410 sq ft of beautifully designed living space and features a LEGAL 2 bedroom basement SUITE with a SEPARATE ENTRANCE and a designated pathway for easy access. Whether you're an investor or multi-generational living, this home has it all. The wide, welcoming front entrance sets the tone with a beautiful coat closet and opens into a sun-drenched main floor with soaring natural light throughout the day and a calm, serene glow in the late afternoon, perfect for unwinding in the kitchen and living room. A stylish open-concept layout features a spacious living room and a central kitchen that is sure to impress. The kitchen is equipped with upgraded stainless steel appliances including a French door refrigerator, built-in microwave & oven, gas stove, and a stunning feature hood fan. A large quartz island, sleek shaker cabinetry, make this space both functional and appealing. The dedicated home office space on the main floor is perfect for remote work or study. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and private 4pc ensuite. Two additional bedrooms, a 4pc shared bathroom, convenient upper-floor laundry, and a versatile bonus room complete this family friendly space. The LEGAL basement suite is flooded with natural light thanks to high ceilings and large windows. It features 2 bedrooms, a modern kitchenette, a full bathroom, and a bright living area—perfect as a guest suite, or additional family living space. Outside, enjoy your low maintenance yard, double detached garage, and the easy-access pathway leading directly to both the garage and legal suite entrance. Located just steps from scenic walking paths with beautiful views, and designed with a modern color

palette and thoughtful interior design, this home ticks all the boxes. All this is nestled on a quiet, family-friendly street in the highly sought-after community of Walden—close to parks, schools, and all amenities. Act fast—this one won't last! Book your private showing today and make it yours!