



GRASSROOTS
REALTY GROUP

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67 Walden Green SE
Calgary, Alberta

MLS # A2221942



\$764,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,014 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Level, No Neighbours		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to a BEAUTIFULLY UPGRADED, CENTRAL A/C AND METICULOUSLY MAINTAINED HOME offering over 2,500 sq ft of developed living space, EXTRA BIG LOT, FULL WALK-OUT BASEMENT, NO NEIGHBOURS AT THE BACK and in one of Calgary's most sought-after family communities. Nestled on an extra-wide, tree-lined long cul-de-sac, just steps from parks, bike paths, and natural green spaces, this property truly offers the best of both worlds—peaceful living with easy access to all amenities. Step inside to a spacious and inviting foyer with elegant tile flooring, leading into a bright and open main floor featuring 9' knockdown ceilings, hardwood floors, and an abundance of natural light. The heart of the home is the chef-inspired kitchen, complete with granite countertops, soft-close drawers, oversized rich wood cabinetry, a modern backsplash, pantry and all stainless steel appliances including a gas range with convection oven. The adjacent dining and living areas flow seamlessly together, with large west-facing windows and direct access to an oversized deck—perfect for enjoying warm summer evenings or entertaining guests. Upstairs, you'll find a huge bonus room flooded with light from wall-to-wall windows, ideal for movie nights or a family retreat. The primary suite features a generous walk-in closet and a spa-like ensuite with a soaker tub and separate shower. Two additional bedrooms and a 4-piece bathroom offer comfort and functionality, while a convenient upper-level laundry room completes this floor. Each bedroom on upper floor has its own walk-in closet. The fully developed walkout basement adds tremendous value with 9' ceilings, offering a large recreation room, an additional bedroom, a 4-piece bath and space to add a bar or gym area. There's also a spacious storage/mechanical

room for all your seasonal needs. The west-facing backyard is huge and landscaped for perfect outdoor living. Both front and back yards offer excellent curb appeal with updated landscaping. This is a perfect home that is a blend of functionality, space and luxury in a great community that completes everyone's requirements. Come visit this lovely modern home that could be your place to start a new life.