



**GRASSROOTS**  
REALTY GROUP

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**72 Walden Heights SE**  
**Calgary, Alberta**

**MLS # A2227548**



**\$699,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot		

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

**\*\* OPEN HOUSE SUN JUNE 15 FROM 2 TO 4 PM \*\*\*** Welcome to this beautifully well-maintained home nestled in the vibrant community of Walden. Thoughtfully designed for both functionality and comfort, this home offers an ideal layout for families and professionals alike. The main floor features an inviting open-concept floor plan, complete with a dedicated office—perfect for remote work or study. The kitchen and living areas flow seamlessly, ideal for both everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, including a generously sized primary suite, as well as a huge bonus room that offers versatile living space for a media room, play area, or second family room. The home includes 2.5 bathrooms and an unfinished basement with rough-ins already in place for a future bathroom—offering potential to expand your living space to suit your needs. Enjoy added convenience with a double attached garage and recent renovations that include brand-new carpet throughout. The backyard is a true retreat, complete with mature trees, a pergola, and a deck—perfect for relaxing or hosting summer gatherings. Ideally situated steps away from Walden Park and Walden Fields with scenic walking trails and green space, this home also offers easy access to nearby schools, Legacy shopping plaza, and major routes including Stoney Trail and Macleod Trail. This is your opportunity to own a move-in ready home in a growing, amenity-rich community