



GRASSROOTS
REALTY GROUP

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43 Walden Court SE
Calgary, Alberta

MLS # A2229531



\$879,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,422 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional home (3350 sf of developed living space including fully-finished lower level) located on a large cul de sac in the highly sought after and kid-friendly community of Walden. With 4 bedrooms, 4 bathrooms and a multitude of upgrades you will fall in love with its modern urban charm. The main floor focal point is an exquisite custom fireplace with a contemporary chunky mantle and hearth with tile front. Notice two over-sized sliding glass doors. One functions as a window at the moment, but was added to accommodate potential future deck expansion. The gourmet kitchen features white quartz countertops, custom cabinetry, new stainless steel appliances, gas stove and walk-in pantry. Mudroom with 4 lockers and plenty of storage, plus a large office. The upper floor includes a large primary bedroom with a 5-piece spa like ensuite with soaker tub, stand alone shower, makeup table, brand new countertops, his and her sinks and his and her walk-in closets. The upstairs also consists of 2 additional bedrooms - one of them includes its own walk in closet and vaulted ceiling - a spacious laundry room, bathroom, and bonus room complete the upper floor. The basement is fully developed and includes a rec room/home gym with custom gym flooring, full bathroom, ample storage and the 4th bedroom with a deep set closet. Recent upgrades and additions include a new roof in 2021, new front loading washer & dryer, dishwasher, and fridge and new luxury plank flooring. Soak up the sunshine in the professionally landscaped, low maintenance and fully fenced yard. Enjoy central air conditioning and a double garage with an epoxy poured floor and steel shelving installed. A stunning Homes By Avi design. Schedule your private showing today - we can't wait to show you around!

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