



GRASSROOTS
REALTY GROUP

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164 Walden Square SE
Calgary, Alberta

MLS # A2232001



\$709,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,023 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Smart home security system with camera

This 5 BEDROOM beautiful home has a great layout for the growing family. Made for entertaining, the main floor boasts 9' CEILINGS and hand scraped hardwood floors. The large kitchen has plenty of cabinet space, huge wrap around breakfast bar island, stainless appliances, gas stove, pantry, coffee bar, built in computer desk, and walkthrough boot room to the garage. The living room is complete with gas fireplace and walkout to your raised deck and sunny south yard. Deck has natural gas hookup and yard has awesome vegetable garden. Upstairs, the primary is large enough for your king sized furniture and the ensuite boasts a beautiful corner bath and walk in closet. Second floor laundry, two additional rooms and family room with built in sound system, completes this floor. The fully finished basement is home to 4th and 5th bedrooms, three piece bath and additional living room. Home has upgraded air purification system, central vacuum system, and upgraded Levolor blinds and upgraded lighting throughout. Minutes to the golf course & walking distance to nearby shops, pathway trails, pond & playgrounds. Call your favorite realtor today, wont last!!