



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

309 Walden Square SE
Calgary, Alberta

MLS # A2232146



\$760,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,337 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Desert Front, Irregular Lot, Landscaped, Lawn, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Perimeter Wall	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NONE		

Let yourself be swept away by the romance of this Cardel-built sanctuary, where every detail whispers of elegance and thoughtful design. Arrive to a vision of curb appeal—fresh stonework, newly painted trim and front door, and a beautifully stained fence, all hinting at the beauty within. Sunlight pours through expansive windows, dancing on the soaring nine-foot ceilings and gliding across the exquisite 8" wide plank hardwood floors. The heart of the home is pure poetry: a chef's kitchen with pristine white cabinetry, a gleaming Frigidaire Professional fridge, and breathtaking 2025 Dekton countertops with a dramatic waterfall edge. Gather at the island for morning coffee or evening wine, as laughter and conversation fill the open, airy space. The great room, anchored by a sleek Dekton-framed fireplace, is made for cozy evenings and sparkling celebrations. The dining area, bathed in sunlight and garden views, sets the stage for unforgettable meals. A versatile flex room at the entry invites you to imagine—perhaps a dreamy reading nook or an inspiring home office. Upstairs, a sunlit bonus room, perfect for movie nights or quiet daydreams. The primary suite is a retreat for the senses, with a spa-like ensuite, a luxurious soaker tub, and a walk-in closet that flows into the laundry for seamless living. Two more spacious bedrooms and a stylish bath offer comfort for all. The sunshine basement, with its lofty ceilings and generous windows, awaits your vision—be it a home gym, studio, or guest haven. Step outside to a private backyard oasis: a tiered deck with new Dura Deck covering, lush landscaping with full irrigation, and an oversized garage with storage and a second fridge—ready for summer gatherings under the stars. Just steps to tranquil ponds, the trails of Fish Creek Park are nearby, and convenient shopping, this home is

a love letter to comfort and connection. Here, every sunrise is a promise and every sunset a celebration. Come, let your story begin—book your private tour and fall in love.