



GRASSROOTS
REALTY GROUP

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129 Walden Crescent SE
Calgary, Alberta

MLS # A2233514



\$699,999

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Low Maintenance Landscape, Private		

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding, Wood Siding

Foundation: Poured Concrete

Features: Bathroom Rough-in, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: Storage shed, Built-in Shelving

Welcome to this exceptional home with an EXCELLENT CURB APPEAL enhanced by Modern Elevation and a unique exterior design with mixed materials of stone, wood and vinyl sidings. The welcoming foyer comes with a WALK-IN COAT CLOSET. Impressive 9-FOOT CEILINGS and gleaming HARDWOOD FLOORS are found throughout the OPEN PLAN main floor. The ELEVATED GAS FIREPLACE with stainless steel frame accents the ENORMOUS LIVING ROOM that is flooded with NATURAL LIGHT FROM THE LARGE WINDOWS. STYLISH MODERN LIGHT FIXTURES are found in the living room and dining room with a wall-mounted TV. The kitchen boasts of STAINLESS-STEEL APPLIANCES WITH AN INDUCTION STOVE, GRANITE COUNTERTOPS, MOSAIC TILE BACKSPLASH, SMOOTH ESPRESSO CABINETS, UPGRADED HARDWARE, WALK-IN PANTRY and even a TRIPLE STAGE WATER FILTER. Through the dining room glass doors is the lovely, MAINTENANCE-FREE COMPOSITE DECK WITH WROUGHT-IRON RAILINGS. The EXPANSIVE BACKYARD with a CUSTOM STORAGE SHED and WOODEN VEGETABLE PLANTERS is perfect for your outdoor hobbies, sports, play & relaxation. Upstairs you'll find the very spacious and BRIGHT BONUS ROOM, the efficient LAUNDRY ROOM WITH TONS OF SHELVEING, the 4-piece main bathroom, 2 good-sized bedrooms, one with a WALK-IN CLOSET, and the luxurious master bedroom. This comes with awesome POND & MOUNTAIN VIEWS, a spacious WALK-IN CLOSET and an ENSUITE with a LARGE SOAKER TUB and a SEPARATE GLASS SHOWER. Both upstairs bathrooms also have MEDICINE CABINETS. The FINISHED BASEMENT is perfect for entertaining! The awesome HOME THEATER has been painted black to enhance movie picture

quality. It is so large, it can fit a viewing party of 10 or more! The office/den can easily convert to a 4th bedroom with just the addition of a closet. The RECREATION ROOM is perfect for darts or even a hockey or pool table or your gym. The roughed-in 3-piece bathroom may also be finished by the seller for an extra price. This ENERGYEFFICIENT HOME comes with 11 SOLAR PANELS capable of producing 4.5 kWh and selling energy back to the grid. This means TONS OF ENERGY SAVINGS year over year! This wonderful home has no neighbours at the back nor immediately on the right side because it is siding onto the neighbors's backyards. It is close to the playground, and shops and restaurants in both communities of Walden and Legacy. Don't miss out and book your showing today!