



GRASSROOTS
REALTY GROUP

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

10 Walden Lane SE
Calgary, Alberta

MLS # A2236758



\$515,000

Division:	Walden		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,537 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SUNDAY 17 AUGUST 2:00 - 4:00 Nestled along Calgary's lush Walden Ridge, this professionally designed former show home end-unit is an urban nature lifestyle wrapped in modern elegance. Perched on the scenic Walden walking loop, the location is prime for biking, rollerblading, walking and strolling on flat paths that connect to forested trails on the Walden/Legacy ridge. The home offers direct views and access to 5 blue ponds, 160 acres of green space with wetlands and sits above the Bow River valley with views of the Cranston ridge. Expansive east and south facing windows capture unobstructed sunrises, moonrises and northern lights over the pitch-black park at night. Oversized northwest windows illuminate the space with pink and orange sunsets in the primary bedroom. 10 Walden Lane is a three-bedroom, three-bathroom townhome featuring upgrades throughout, including 14-foot vaulted ceilings with a vaulted window in the primary bedroom, custom-designed wallpaper, Bjornson wood cabinetry and stainless-steel Whirlpool appliances. The white windows are oversized, tightly sealed, and dressed in Hunter Douglas blinds, complementing the 11-foot ceilings and abundant natural light. Both upstairs bathrooms have full bathtubs and showers. The layout spans three levels plus a fully finished flex space on the lower level for a home gym. The finished garage includes app-controlled door access and two remotes. A south-facing Juliette balcony off the kitchen and a large northeast concrete patio at the front enhance outdoor living. Dual entrances (north and south) offer tiled floors, large closets with shelving, and wood doors with windows for added brightness. Located on a quiet cul-de-sac facing detached homes and bordered by the park and Cranston Ridge, this end unit offers both tranquility and convenient

access to amenities like Walden and Legacy shopping plazas, all connected via paved walking paths. This home's exceptional location offers peace, quiet, contemporary comfort, and an accessible urban-rural lifestyle in south-east Calgary. Professional landscaping and snow removal is done for homeowners.