



GRASSROOTS
REALTY GROUP

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72 Walden Parade SE
Calgary, Alberta

MLS # A2237042



\$689,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Gazebo, Lawn, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: Permanent LED lights on outside of house, tv mounts in bedroom and bonus room. Laundry room towel cabinet and shelf above washer and dryer. Clear acrylic shelves in children's rooms and white shelf attached to wall in child's room.

Welcome to this beautifully maintained 2-storey home located in the thriving, family-friendly community of Walden. Offering over 1,900 sq. ft. of thoughtfully designed living space, this home features a sunny southwest-facing backyard with no rear neighbors—providing both privacy and open views. Step inside to a warm and inviting main floor, complete with 9-ft ceilings, rich hardwood flooring, and large windows that flood the space with natural light. The open-concept layout is perfect for modern living, with a spacious living room that flows effortlessly into the updated kitchen—featuring granite countertops, stainless steel appliances, a walk-in pantry, and a central island ideal for meal prep or casual dining. The adjacent dining area opens onto a sun-drenched deck and private backyard, perfect for relaxing or entertaining outdoors. A convenient office nook, 2-piece powder room, and mudroom with direct access to the double attached garage round out the main floor. Upstairs, a generous bonus room offers flexible space for movie nights, family activities, or hosting guests. The serene primary suite includes a walk-in closet and a luxurious 5-piece ensuite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a full 4-piece bathroom, and an upper-level laundry room provide everything you need for functional and comfortable family living. The home also includes central air conditioning for year-round comfort. The unfinished basement presents endless possibilities for future development—whether as extra living space, a home gym, or playroom. Ideally situated just steps from parks and playgrounds, and minutes from Fish Creek Park, Blue Devil Golf Course, schools, shopping, and major commuter routes including Macleod Trail and Stoney Trail. This is a fantastic opportunity to own a move-in-ready home in one of Calgary's most

desirable south communities—don’t miss your chance to make it yours!