

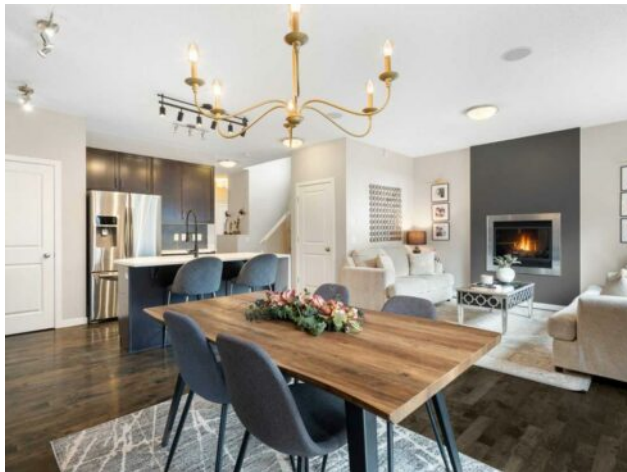


GRASSROOTS
REALTY GROUP

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113 Walden Mews SE
Calgary, Alberta

MLS # A2237659



\$699,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,696 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Aluminum Siding , Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Shed, Gazebo, Basement appliances (fridge, dishwasher, microwave, stove plate), 3 exterior cameras (backyard, front and garage), Doorbell camera

Tucked on a quiet, family-friendly cul-de-sac in one of Calgary's most thoughtfully designed communities, 113 Walden Mews SE is more than a home—it's where life unfolds beautifully. Located just steps from shops, restaurants, cafés, fitness studios, and everyday essentials, this property offers unbeatable walkability while still providing a peaceful retreat. Whether it's picking up groceries, grabbing a coffee, or heading out for dinner, everything you need is just around the corner. Originally crafted as a showhome, this 4 bedroom, 3.5 bath home with a walk-up basement is a true statement piece, seamlessly blending upscale design with energy-efficient innovation. Step inside and feel the difference. Soaring 9-foot ceilings and gleaming hardwood floors (updated 2023) invite you into a space that feels open, yet warm & inviting. The heart of the home—an elegant kitchen dressed in a dark rich maple cabinetry and anchored by a generous island w/ quartz waterfall counters—offers the perfect setting for everything from quiet morning coffees to lively dinner parties. A corner pantry keeps things tucked away, while the sunny breakfast nook overlooks the beautifully landscaped southwest backyard. The living room is all about cozy elegance, with a sleek contemporary fireplace wrapped in chrome detailing—ideal for curling up on Calgary's crisp evenings. Upstairs, the expansive bonus room creates a flexible sanctuary for family movie nights or work-from-home comfort. The primary suite is a personal retreat with a spa-like ensuite and an oversized walk-in closet you'll never outgrow. Two more bedrooms offer space to grow, rest, or create. The fully developed basement offers unlimited possibilities. This level features a spacious rec room (w/ built-in kitchenette), 4th bedroom, an additional full

bath, lots of storage space, & a separate walk-up entrance—perfect for guests, a home business, or future suite potential (subject to approval and permitting by the city/municipality). Step outside and soak in the sun on your private southwest-facing deck, surrounded by a fully fenced yard that’s ready for backyard games, evening BBQs, or a quiet glass of wine under the stars. The pergola is a custom size for the deck & the shed is included. This is a home built with intention: Certified Built Green, solar-ready, and equipped with a two-zone high-efficiency furnace, low-E windows, newer hot water tank (2024), newer hail resistant roof (2023), A/C, updated light fixtures, low-flow toilets, and built-in speakers throughout the great room, bonus room, and primary suite. Every detail speaks to quality, comfort, and a forward-thinking lifestyle—perfect for families who want it all. Quick access to Macleod Trail and Stoney Trail puts the entire city within easy reach, whether you're commuting downtown or escaping to the mountains. Ready to write your next chapter in Walden? Schedule your private tour today and see why this home truly stands apart.