



**GRASSROOTS**  
REALTY GROUP

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**55 Walden Place SE**  
**Calgary, Alberta**

**MLS # A2240539**



**\$825,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,276 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Garage Control, Basement: Refrigerator, Stove, Range Hood

Why wait 1-2+ years for a new build in a remote area of the city with the tiniest lot size? with OVER 3150+ sq ft of total developed space, this 6 bedroom + 4 full bathrooms, 2017 family home has EVERYTHING you have been looking for! Full size DOUBLE ATTACHED GARAGE? We got it! Room for your parents to live on the main floor, including their own full size bathroom? We got it! A kitchen large enough for all your family functions, PLUS FULL SIZE SPICE KITCHEN? We got it! A large office/den for all your work-from-home needs? We got it! A 2 BEDROOM illegal BASEMENT SUITE, in a LEGALLY DEVELOPED WALKOUT BASEMENT? We got it! Proximity to parks and green spaces for all your family's outdoor activities? Right down the street! With thousands of dollars in interior upgrades, including upgraded appliances, hardwood flooring, main floor 9' ceilings, upgraded kitchen & bathroom tile package, and more! Perfect location in up-and-coming Walden, with parks, shopping, schools, and access to all major roadways — come see why 55 Walden Place has everything that you have been looking for. Detached homes can be a dime a dozen, but if you keep a close eye on the market, it will be apparent to you how much of a RARE GEM this is: newer detached home, close to everything, fully developed + walkout basement, illegal suite with not one, but TWO full size bedrooms, main floor with a full bedroom AND full bathroom, spice kitchen and upgrades galore! This unit is ready for its new owner and all that is missing is for you to move in. Call your REALTOR® and book a showing today!