



**117 Walden Square SE
Calgary, Alberta**

MLS # A2245023



\$779,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,115 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Storage		

Inclusions: Refrigerator, stove, hood fan, microwave, dishwasher, washer, dryer, window curtains, built-in garage heater, shed.

Welcome to this beautifully maintained family home in the heart of Walden. The main floor offers a bright and open layout with gleaming hardwood floors, freshly polished, and an impressive “ceiling that adds to the sense of space. At the front, a versatile flex room can serve as a home office or an additional sitting area. The kitchen features recently installed stainless steel refrigerator, oven, and dishwasher, along with soft-close drawers and granite countertops – all chosen for style and durability. A convenient half bathroom and a rough-in for central vacuum complete the main floor. Step outside to a wide backyard deck (21'10" x 25'5") with metal railing, spanning nearly the full width of the home – ideal for outdoor entertaining or relaxing afternoons. A large storage shed provides extra space for tools and seasonal items. Upstairs, enjoy a “ceiling and three generous bedrooms, including a spacious primary suite with a luxurious ensuite. A flexible bonus room can be used as an entertainment area, home office, or a fourth bedroom, alongside a second full bathroom. The fully developed basement adds two more bedrooms, a full bathroom, and a large family/entertainment area with generous storage closets, including one under the stairs. The attached two-car garage (20'5" x 18'0") is equipped with a built-in heater, making it functional year-round. The freshly painted floor and walls, along with custom wooden shelving along the perimeter, keep the space organized and work-ready. Lovingly maintained and thoughtfully upgraded, this home blends comfort, function, and style – ready for you to enjoy from day one.