



**GRASSROOTS**  
REALTY GROUP

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**157 Walden Parade SE**  
**Calgary, Alberta**

**MLS # A2245575**



**\$594,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,582 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Parking Pad, Rear Drive		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Granite Counters, Kitchen Island		

**Inclusions:** N/A

Step into this move-in-ready home where style meets comfort in every corner! The spacious front entry welcomes you into a bright, open-concept main floor featuring a sun-filled living room with a stunning gas fireplace framed by elegant tile &mdash; perfect for cozy evenings. The dining area flows seamlessly into the modern kitchen, showcasing gleaming stainless steel appliances, granite countertops, and a large raised island ideal for entertaining or casual meals. Need a workspace? A convenient office nook just off the kitchen makes working from home a breeze. Step outside with ease through the rear kitchen access to your backyard oasis &mdash; perfect for summer BBQs and relaxing evenings. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat complete with a private 3-piece ensuite. The upper floor also offers a full 4-piece bathroom and a handy laundry area with washer and dryer. Beautiful hardwood floors span the main level, while plush carpet adds warmth upstairs and on the stairs. Enjoy stylish upgrades like, A/C, trendy new light fixtures that add a modern touch. A double concrete parking pad out back offers ample space for vehicles and ready for a garage. Located in a vibrant, family-friendly community surrounded by parks, local shops, schools, and great transit access &mdash; this is the lifestyle you've been waiting for! Don't wait &mdash; call your favorite Realtor today to book a private tour of this fabulous home!