



GRASSROOTS
REALTY GROUP

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21 Walden Way SE
Calgary, Alberta

MLS # A2247627



\$739,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,400 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Street Lighting, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Fridge in Garage, Deep Freeze in Garage, Wall Mount in Living Room

****OPEN HOUSE SATURDAY AUGUST 16th 1-3 PM**** Modern Comfort in a Family-Friendly Setting. Nestled on a quiet street perfectly situated between two playgrounds, this stunning 2,400 sq. ft. home blends modern style with everyday functionality—ideal for families who want space, comfort, and convenience. From the moment you arrive, the home's contemporary curb appeal sets the tone for what's inside. Step through the front door into a spacious foyer that welcomes you with warmth and light. A private front office with elegant dual glass French doors offers a quiet retreat for work or study. Rich, dark-stained oak hardwood floors flow throughout the main level, creating a timeless backdrop for the home's open and inviting layout. At the heart of the home is a chef-inspired kitchen, accessible through a walk-through pantry from the back entrance. The kitchen is a showpiece with crisp white cabinetry, modern bar pulls, quartz countertops, stainless steel appliances, subway tile backsplash, and a large island illuminated by pendant glass lights. A built-in coffee bar and butler's pantry add a touch of luxury and convenience. The adjacent living room is bright and welcoming, anchored by a central fireplace with matching subway tile surround and a charming mantle. Just beyond, the spacious dining area is framed by a large window overlooking the south-facing backyard—perfect for enjoying sun-filled gatherings on the deck, evenings by the firepit, and outdoor play in the fully fenced yard. Upstairs, a central bonus room with three transom windows creates a natural gathering spot for family movie nights or game time. To one side, the primary suite is a serene retreat with dual French doors, a generous walk-in closet, and a 5-piece ensuite featuring a corner tub, dual sinks, stand-alone shower, and plenty of storage. On the opposite side,

you'll find two large bedrooms—each with its own walk-in closet—a spacious laundry room, and a full bathroom. The basement offers a fantastic opportunity for future development, already equipped with two large egress windows that bring in natural light—ideal for designing a bright rec room, additional bedrooms, or a custom space that suits your lifestyle. With its prime location near parks, walking paths, and everyday amenities, this home is more than just a place to live—it's a lifestyle.