



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

35 Walcrest Manor SE
Calgary, Alberta

MLS # A2256143



\$789,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,945 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE SAT SEPT 13 2025 1PM to 4PM. Welcome to this thoughtfully upgraded Home Built by Truman | 4 BED & 3.5 FULL BATH | OVER 2600 SQFT of living space | DOUBLE CAR GARAGE | Main floor consists half bathroom, Living room, beautifully upgraded kitchen with all stainless steel appliances, including Built in Microwave, good sized pantry, Extra large Quartz kitchen Island, large enough nook to place 6+ dinning chairs & table. Upstairs, huge Family/bonus room is where casual movie nights can take place. The master bedroom is a quiet oasis of calm with 5 piece ensuite and big walk-in closet. Another 4 piece full bathroom and 2 additional good sized bedrooms. Step outside to a private deck with BBQ gas line, extended driveway, and landscaped backyard—ready for entertaining. The 1 bedrooms LEGAL basement suite, an ideal mortgage helper, with a two-car garage, and custom upgrades throughout, this home combines function, comfort, and value in every detail. This home really is a must see! Book your viewing today! Close to all the major routes, Shopping, Parks, Schools and the Stoney trail & much more..