



**GRASSROOTS**  
REALTY GROUP

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**60 Walcrest Hill SE**  
**Calgary, Alberta**

**MLS # A2257074**



**\$950,000**

|                  |                                                                             |               |                  |
|------------------|-----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                                                                      |               |                  |
| <b>Type:</b>     | Residential/House                                                           |               |                  |
| <b>Style:</b>    | 1 and Half Storey                                                           |               |                  |
| <b>Size:</b>     | 1,803 sq.ft.                                                                | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage    |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                                                   |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Private, See |               |                  |

|                    |                                       |                   |     |
|--------------------|---------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -   |

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** TV Mounts, Shed

**\*\* Welcome to this truly one-of-a-kind BUNGALOW WITH LOFT, where modern design blends seamlessly with luxurious finishes and spectacular VIEWS of the CITY, MOUNTAINS, and BOW RIVER. Offering over 2,800 square feet of custom-finished living space across all three levels, this home was carefully designed to provide both everyday comfort and elevated entertaining, making it ideal for empty nesters, professionals, or multi-generational families alike. \*\*The main floor captures the essence of bungalow living, with soaring 9' ceilings, expansive windows, and a bright open-concept layout. At the heart of the home is a chef-inspired kitchen featuring quartzite countertops, a striking tiled backsplash, two-tone custom cabinetry with pull-outs and drawers flanking the gas range, a built-in microwave and wall oven, a premium Samsung appliance package, a coffee station with built-in pantry storage, and an impressive 8-foot island illuminated by pendant lighting. A SKYLIGHT above fills the space with natural light. \*\*The adjoining great room is anchored by a 42" linear fireplace with a heating function and remote control, creating a warm gathering space for family and friends. WALK-OUT access to the partially covered back deck make this level perfect for entertaining indoors and out. \*\*The main floor also features a luxurious primary suite, complete with a spa-like 5-piece ensuite that boasts a huge soaker tub, oversized tiled shower with glass door, and a walk-through custom closet. A laundry/mud room off the garage includes a built-in bench, coat rack, laundry sink, quartz folding counter, and overhead cabinetry for extra storage. \*\*Upstairs, the LOFT LEVEL serves as a private retreat or entertaining haven. A spacious lounge with a wet bar and bar fridge offers the perfect space for a home office, media zone, or games area, with access to a**

covered balcony where you can enjoy fireworks on Stampede or Canada Day. A SECOND PRIMARY SUITE with full ensuite and oversized closet completes this versatile loft level. \*\*The FULLY DEVELOPED lower level adds even more living space, including two additional bedrooms with oversized closets, a 4-piece bath, and a bright recreation/media room.\*\*Outdoors, the backyard is fully landscaped with a patio, flagstone fire pit area, fencing, mature trees, IRRIGATION and BBQ gas line. The corner-lot location enhances privacy and curb appeal, while the oversized garage adds everyday convenience. \*\*Additional highlights include central A/C, central vacuum, water softener, triple-glazed windows, home theatre rough-in, James Hardie siding, and triple-locking exterior doors for added security. \*\*This exceptional BUNGALOW WITH LOFT is move-in ready and showcases pride of ownership throughout. With its thoughtful design and premium finishes, it's more than just a home—it's a lifestyle\*\*