



GRASSROOTS
REALTY GROUP

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

9 Walden Park SE
Calgary, Alberta

MLS # A2258461



\$1,049,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,635 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Street L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Tankless Hot Water		

Inclusions: N/A

Beautifully Upgraded 2 storey walkout on a fantastic lot, backing onto green space. From the moment you arrive you will appreciate the attention to detail throughout this home! This custom home was built by Cardel homes and features over 3700 sq.ft. of well planned & developed living space. The main floor features a large, warm & inviting front entrance with high ceilings & hardwood floors. It welcomes you to an open floor plan featuring a spacious office/den, family room with 12' ceilings with lots of windows for natural light. A gas fireplace is well situated for enjoying those cooler nights. The gourmet kitchen is a fantastic space for entertaining and showcases upgraded stainless steel appliances, quartz counter tops, large island & walk through pantry. There is plenty of cabinet space, and a separate dining area is the perfect space for family dinners. Additionally it features access onto the deck with stunning views into the yard and green space. The upper level features a bonus area with access to an outdoor balcony and is a great space to enjoy some fresh air or your morning coffee. 2 spacious kids rooms, a 4 pc bath, laundry room and a large master retreat with stunning 5 pc. en suite featuring dual sinks, make up counter, soaker tub & separate shower complete the upper level. The lower level walkout was professionally developed & permitted with a large rec room with a wet bar, media area with custom built-ins, 3 pc bathroom and has plenty of additional storage as well as access out to the backyard where there is a covered patio. This home is on an amazing lot with a west facing backyard that is fully fenced & landscaped with a fire pit area and direct access to the green space is a highlight. A few other highlighted features include underground sprinklers, exposed aggregate driveway and walkway, over sized attached garage (22' x30'), custom built-ins

throughout the home, gemstone lighting throughout, a tankless hot water & water softener just to name a few. This home has been lovingly maintained and is worth seeing to be appreciated. Call to book your private viewing?