



GRASSROOTS
REALTY GROUP

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1322 walden Drive SE
Calgary, Alberta

MLS # A2263655



\$620,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,576 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Underground Sprinklers		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Mount in Basement, Electric Fireplace

*TRULY DETACHED GARAGE*FULLY FINISHED*NICELY FINISHED HOME*Immaculately maintained and thoughtfully planned out, you will sure to be impressed with 1322 Walden Drive SE! With almost 2300sqft of developed living space and a true DOUBLE DETACHED GARAGE you will enjoy ample space for the whole family. Immediately upon entering you will discover a gorgeous and uplifting color pallet with white oak styled laminate flooring that graces the main floor seamlessly introducing the large living room with over sized windows that invite an abundance of natural daylight in. The gorgeous shaker cabinets frame in the generous kitchen that boasts stunning QUARTZ COUNTER TOPS, stylish subway tile, sleek stainless steel appliances, walk-in pantry and beautiful centre island. Recent upgrades include a new 2025 dishwasher and a 2023 washing machine, adding to the home's modern appeal and functionality. The current family is using the designated dining room as a secondary family room and dining as well which offers many options. This great space overlooks the back yard which is fully fenced, landscaped and offers a double detached garage - ideal for our crazy Alberta weather! The upper level offers 3 sizeable bedrooms with the Master Suite including a full 4 pc en suite and walk-in closet. A full 4 piece bath completes this space for the the additional bedrooms to utilize . The FULLY FINISHED basement WITH PERMITS offers a great family room with built-in electric fireplace as a feature focal point along with a FOURTH BEDROOM, Den and full bath. Perfect for a student or friends and family to stay and enjoy. This home also has underground irrigation for the front yard along with upgraded James Hardie Board on the exterior. 1322 Walden is nicely located to the farther portion of Walden where you can find more

peace and quiet and within walking distance to a green space/field. Centrally situated, you are minutes away from the Walden amenities but also within walking distance to the brand new development of Township. Legacy's community hub that flourishes with art, entertainment, local businesses and marquee outlets. With quick access to both Stony Trail and McLeod and only a short drive to the Seton South Health Campus, this home is a wonderful choice for you and your family. Welcome Home!!