



**GRASSROOTS**  
REALTY GROUP

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**188 Walden Parade SE**  
**Calgary, Alberta**

**MLS # A2264056**



**\$674,999**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,794 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** NONE

Welcome to this energy-efficient 3 bedroom, 2.5 bathroom home loaded with upgrades and modern features. Built Green Certified with solar-ready rough-in, triple-pane windows, Hunter Douglas blinds, and wiring for solar and satellite. 9 ft ceilings and large south-facing windows fill the main floor with natural light. The cozy gas fireplace adds warmth and charm, while a stunning light fixture defines the dining space. The kitchen features granite countertops, stainless steel appliances, rich espresso cabinets, a large centre island, and walk-in pantry. Upstairs offers a bright family room, 3 bedrooms, 2 full baths, and convenient laundry. The primary bedroom enjoys mountain views, a walk-in closet, and a 5-piece ensuite with double sinks and a 6 ft soaker tub. Big Loft gives u lot of options for entertaining or work from home . The unfinished basement awaits your ideas. Enjoy privacy with no rear neighbours and a large south-facing backyard perfect for gardening or entertaining. Close to schools, parks, shopping, golf, and city transit. Book a showing now!!!!