



GRASSROOTS
REALTY GROUP

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

107 Walden Terrace SE
Calgary, Alberta

MLS # A2269612



\$524,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,262 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Garden, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Smart Home, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Hot water machine, gazebo, built-in blender, outdoor speaker system, smart home with remote camera and nest system, cabinet in the closet, free standing wardrobe

Modern comfort meets everyday functionality in this thoughtfully designed Walden home equipped with smart technology and a stylish layout perfect for today's lifestyle. Control lighting and temperature with ease using the Lutron lighting system and Nest Smart Home integration, including 3 outdoor surveillance cameras and 3 Nest smoke and CO detectors for peace of mind. Warm reclaimed fir hardwood floors span the main level, creating a welcoming flow through the bright living room highlighted by an oversized front window and a feature wall that adds character and charm. The kitchen is a chef's delight with a gas stove, granite counters, a raised breakfast bar and rich cabinetry, while pendant lighting adds a modern touch. A well-sized dining area encourages entertaining and includes a convenient beverage bar complete with a wine fridge, open shelving and built-in blender perfect for morning coffees, smoothies or evening cocktails. Upstairs, a rare dual primary design provides exceptional flexibility, with each bedroom featuring a walk-in closet and its own private ensuite, ideal for roommates, guests or a growing family. The finished basement extends the living space with a generous recreation area for movie nights or playtime, a 3rd bedroom and a full 4-piece bathroom for added convenience. Outdoor living is equally inviting with a covered front porch for sunny morning coffees and a large back deck with gazebo, outdoor speakers and fenced yard, perfect for gatherings or relaxing evenings. A dog run keeps the grass pristine, while a wood walkway surrounded by mature landscaping leads to the double detached garage. Just a short 9-minute walk to the Gates of Walden shops, restaurants and services, with easy access to transit and Macleod Trail. Surrounded by greenspaces, parks and scenic walking paths, this move-in ready home blends smart

living, comfort and community charm in one exceptional package.