



GRASSROOTS
REALTY GROUP

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14 Walden Road SE
Calgary, Alberta

MLS # A2269862



\$675,000

Division:	Walden		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	2,064 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Natural Gas Paid, Electricity C
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Two and $\frac{1}{2}$ Story properties in Walden only come up for sale once or twice each year! This fantastic 2 1/2 story immaculate 4 bedroom, 5 bathroom family home with over 2,800 square feet including the basement development is perfect for the growing family in highly sought after Walden! Close to schools and shopping. Easy access to ring road (Stoney Trail), MacLeod Trail and Highway 22X. Photos speak for themselves but here are some of the features. The kitchen is bright and spacious with an eating area, an island for quick snacks before leaving for school or work and easy access through the door leading to the awesome deck with a pergola. The double garage beyond is just off the deck. The kitchen has a walk-in pantry and a unique island that can seat 4 or 5. The entire main floor has wood flooring. The spacious area next to the door leading to the deck lends itself well for possibly a cafe table. Basement development is professionally done with lots of storage and a tiled alcove for an upright freezer. Basement is all carpeted except the laundry room and the 2 piece bath. The second level has the primary bedroom plus two more bedrooms all with walk-in closets and plenty of shelving. The primary bedroom ensuite shower has a built-in seat. The third upper level has a 4-piece bath, 4th bedroom also with a walk-in closet which is currently used as an office by the owners. Two final general comments, the yard is low maintenance and there is a new hot water tank installed in 2024! Call your REALTOR® for a showing today! Don't miss out on this unique family home!