



**GRASSROOTS**  
REALTY GROUP

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**250 Walcrest View SE**  
**Calgary, Alberta**

**MLS # A2270267**



**\$899,900**

|                  |                                                                         |               |                  |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                                                                  |               |                  |
| <b>Type:</b>     | Residential/House                                                       |               |                  |
| <b>Style:</b>    | 2 Storey                                                                |               |                  |
| <b>Size:</b>     | 2,321 sq.ft.                                                            | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 7                                                                       | <b>Baths:</b> | 5 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                                  |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                               |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Re |               |                  |

|                    |                                 |                   |     |
|--------------------|---------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank       | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -   |

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)

**Inclusions:** Basement: Fridge, stove, dishwasher, stacked washer and dryer

LEGAL 2 Bedroom WALKOUT Basement Suite | Separate Entry & Laundry | Backs onto Greenspace & Walking Paths | No Neighbours Behind | 2,321 SqFt | High-End Finishes | Main Level Bedroom with Private 3pc Ensuite | 2pc Powder Room | Mudroom | Walk-in Pantry | Quartz Countertops | Stainless Steel Appliances | Gas Stove | Full Height Cabinets | Extended Kitchen Island with Bar Seating | Open Floor Plan | High Ceilings | Large Windows | Dining Room with Sliding Glass Doors to Deck | Deck with Privacy Screen & BBQ Gas Line | Electric Fireplace with Floor-to-Ceiling Stone Feature Wall | Upper Level Bonus Room with Tray Ceilings | 2 Primary Bedrooms each with Walk-in Closets & Ensuite Baths | 5pc Ensuite with Freestanding Deep Soaking Tub, Walk-in Shower & Double Vanity with Quartz Countertops | 4pc Ensuite with Tub/Shower Combo | 2 Additional Bedrooms & Main 4pc Bath | Upper Level Laundry with Sink & Cabinetry | Incredible Location! Welcome to your stunning 2-storey family home in Walden, perfectly positioned backing onto greenspace and walking paths&mdash;no neighbours behind! The main level features an open floor plan filled with natural light, including a chef&rsquo;s kitchen with quartz countertops, stainless steel appliances, gas stove, full-height cabinetry, and an extended island with bar seating. The kitchen connects directly to the pantry for great dry goods access while cooking. The dining area opens to the rear deck with a privacy screen and built-in BBQ gas line, perfect for entertaining. The living room centers around an elegant electric fireplace with a floor-to-ceiling stone feature wall. Completing the main level is a bedroom with a private 3pc ensuite and a 2pc powder room for guests. Upstairs, enjoy a spacious bonus room with tray ceilings and four bedrooms, including two primary bedrooms, each with walk-in closets

and private ensuite baths. The first primary offers a luxurious 5pc ensuite with a freestanding deep soaking tub, walk-in shower, and dual vanity with quartz countertops. The second primary features its own 4pc ensuite with a tub/shower combo. Bedrooms 3 and 4 are both generously sized and share the main 4pc bath. The upper-level laundry room is conveniently located and includes a sink and cabinetry for added storage. The LEGAL 2-bedroom walkout basement suite is fully registered with the City of Calgary—perfect as a mortgage helper or private living space. It offers its own entry and laundry, a stylish two-toned black and white kitchen with full-height gloss cabinets and stainless steel appliances, and an open-concept living and dining area. Each bedroom is situated on opposite sides of the basement for added privacy, with one featuring a cheater door to the 4pc bath, creating an ensuite feel. Backing onto serene greenspace with access to walking paths, this exceptional home blends luxury, functionality, and flexibility—book your private showing today!