



GRASSROOTS
REALTY GROUP

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108 Walden Rise SE
Calgary, Alberta

MLS # A2279321



\$739,900

| | | | |
|------------------|------------------------------|---------------|-------------------|
| Division: | Walden | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,107 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Views | | |

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

Inclusions: N/A

Great location! Nestled alongside a serene trail and picturesque green space. This house offers the ideal blend of comfort, elegance, and nature's embrace. A true gem for families seeking a harmonious lifestyle, this beautiful home has been impeccably maintained and thoughtfully designed. Step inside to discover a world of spacious living, where every detail has been meticulously cared for, the open floor concept welcomes you into the bright living room with fireplace, enlarged windows bringing in lot of sunlight. The heart of this residence boasts a gourmet kitchen with a convenient walk-through pantry, making meal preparation an absolute delight, featuring quartz countertops and a hood fan chimney. As you head to the basement, you'll discover a versatile space that can be used as a home office, fitness area, or even a playroom for the kids. The possibilities are endless! Heading upstairs the master bedroom, complete with a luxurious 5-piece ensuite and enormous walk in closet, provides a private oasis where relaxation is a given. With 2 well sized bedrooms and an enormous bonus room featuring a view of a beautiful trail and green space your family will have plenty of space to wind down and relax. Don't miss this opportunity to embrace the Walden lifestyle and make this immaculate residence your own. A house that embodies family values, pristine living, and the joys of nature awaits. Arrange your viewing today and embark on a journey to a place you'll proudly call home.