



GRASSROOTS
REALTY GROUP

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90 Walden Crescent SE
Calgary, Alberta

MLS # A2279477



\$614,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,523 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot,		

Heating:	Central, High Efficiency, Exhaust Fan, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed x2, Gazebo, mounts for TV's

CHECK THIS ONE OUT! | JAYMAN BUILT | 4 BEDROOMS | FINISHED BASEMENT | 3.5 BATHS | AIR CONDITIONED | 2288+ SQ FT OF LIVING SPACE This almost brand-new home—a best-selling model custom-built by the original owners—offers timeless style, modern upgrades, and a highly functional layout for today's busy families. Set on a traditional lot (not zero-lot line) and located on a family-friendly street just steps away from ponds, parks, ice rink, pathways, schools, and shopping, this home delivers both comfort and convenience. The open-concept main floor impresses with 9-ft ceilings, luxury hardwood flooring, and an abundance of natural light. A chef's kitchen anchors the space, featuring ample counter space, shaker-style maple cabinetry with wine shelving, extended trim, stainless steel appliances, including an electric cooktop, recessed lighting, a large peninsula island with a flush eating bar, a mudroom pantry, and a spacious dining area. The layout also includes a main floor family room with west-facing extra-tall windows. A rear mudroom adds storage and direct access to the oversized east-facing fenced yard, two parking stalls, paved back lane way, 2 sheds and a 16 x 11 deck. Upstairs, the luxurious primary suite offers a full 4-piece ensuite and a massive walk-in closet. Two additional bedrooms, a full bathroom, and a convenient linen closet complete this level. The professionally finished basement provides additional living space with a large family room, a 4th bedroom, a full bathroom, storage, and a full-sized laundry room. Additional highlights include: • Central A/C • Designer lighting, upgraded plumbing fixtures & electrical finishes • Generously sized bedrooms with large windows for natural light With a quick 2026 possession date, this home is move-in ready and checks all the boxes for families,

professionals, or investors alike. Don't miss out—call your friendly REALTOR® today to book your private showing!