



GRASSROOTS
REALTY GROUP

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116 Walden Parade SE
Calgary, Alberta

MLS # A2283589



\$669,500

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,776 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: TV Wall Mount x 3, Water Softener (as-is), Security System (unmonitored), Shed in Backyard, Basketball Hoop in Driveway

Discover 116 Walden Parade SE; a fully developed and beautifully maintained home that's loaded with upgrades. Here are 5 things we LOVE about this home (and we're sure you will to): 1. ROOM TO LIVE AND GROW: Offering a total of 2450 SqFt of refined and functional living space, 3+1 bedrooms, 3.5 bathrooms, large bonus room, developed basement and double garage, this is a full-size home! The main floor great room is flooded with natural light thanks to oversized windows and a Southwest exposure and offers the perfect blend of form and function starting with the beautifully appointed, open concept kitchen which opens onto a well-proportioned dining nook. The living room easily accommodates your furnishings and is accented by a central gas fireplace while a good-sized deck with power awning becomes an extension of your living space in the warmer months. Upstairs the large bonus room is waiting for movie night while the King-size primary is nicely equipped with a 5-piece ensuite and walk-in closet. Down the hall, two additional good size bedrooms share the 4-piece main bathroom. The fully developed (with permits) basement offers a rec room, 4th bedroom and 4-piece bathroom. 2. MOVE IN READY: This home has been beautifully maintained by its original owners and is for a new family to make it home. 3. NO NEIGHBOURS BEHIND: The biggest complaint we hear with Calgary's suburbs is the lack of privacy in the backyard, not the case here! This home backs onto massive greenspace with no homes in sight and views of the Rocky Mountains from the second floor on a clear day. 4. ALL THE EXTRAS: From gleaming hardwood floors and 9' ceilings to Gem Lights and Central air conditioning, security system (unmonitored), power awning on the deck, large shed in the backyard and driveway basketball hoop, there is nothing

missing here but you! 5. A CONTEMPORARY NEIGHBOURHOOD: Walden is a stunningly master planned community located in Southeast Calgary featuring a variety of housing styles to fit every budget and lifestyle. Residents enjoy multiple ponds, parks, and playgrounds along with 2+ km of walking/biking paths and 60+ business, shops, restaurants and professional services at The Gates of Walden. NOTE: Some Images have been virtually staged