



**24 Walden Mount SE  
Calgary, Alberta**

**MLS # A2288697**



**\$739,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,051 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Fac		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Pie Shaped Lot		

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

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Pergola, security camera and doorbell camera

Tucked within a quiet cul-de-sac in the friendly community of Walden, this spacious five bedroom home is ready for its next family. A new, stylish front door opens to a practical mudroom and leads to the bright, open-concept living space. Large triple-pane windows flood the main floor with natural light, highlighting the generous dining area, inviting living room, and stunning kitchen. The kitchen features an oversized island with abundant storage, a pantry, quartz countertops, and stainless steel appliances, including a gas stove, new Bosch fridge, and new dishwasher. Step onto the large deck with a gas hookup for easy summer BBQs. Upstairs offers four spacious bedrooms and a laundry room with a new washer and dryer. The primary suite showcases modern, moody décor with black walls, gold accents, and blackout blinds for restful nights. By day, the large window fills the room with beautiful natural light. The ensuite includes a double vanity and oversized walk-in shower with dual showerheads. The fully finished lower level adds a comfortable family room for movie nights or gatherings, plus a fifth bedroom and full bathroom. Park in the heated double garage with a 220V rapid car charger and ample built-in storage, then enjoy the outdoors on the upper deck (with enclosed storage below), pergola-covered patio with hot tub, or the lawn to kick a ball around. A dedicated dog run with ramp off the deck completes the side yard. Additional upgrades include 9’ ceilings, 8’ doors on the main floor, sunshades and blackout blinds in the bedrooms, Gemstone year-round exterior lighting, and a new on-demand water heater. Enjoy great neighbours and block parties, just a one minute walk to athletic fields, Walden pond and walking paths, and playgrounds. Legacy Township, with groceries, coffee shops, restaurants, pubs, and everyday essentials, is also a

short walk away. With several schools nearby, you can skip the bus and enjoy convenient community living at its best.