



730 Walden Drive SE
Calgary, Alberta

MLS # A2291638



\$549,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,345 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Walden, a family-friendly and easily accessible southeast Calgary community! This former Cardel-built show home offers 3 bedrooms, 2.5 bathrooms, and 1,345 sq. ft. of beautifully designed living space. As you approach the home, you'll appreciate the landscaped front yard, the attractive aggregate walkway leading to the front entrance and the upgraded Hardie board siding on the exterior. Inside, the bright and inviting main floor features 9' ceilings, engineered hardwood flooring, and a functional open-concept layout ideal for both everyday living and entertaining. The modern kitchen is a standout with quartz countertops, stainless steel appliances, glass tile backsplash, a large central island, and contemporary finishes. A generously sized pantry provides excellent storage for food and small appliances. Completing the main floor is a conveniently located powder room with an upgraded vanity. Upstairs you'll find the convenience of upper-floor laundry and three well-appointed bedrooms, including a comfortable primary retreat featuring a walk-in closet and a 4-piece ensuite. An additional 4-piece bathroom serves the secondary bedrooms. Downstairs the finished stairwell leads to the full unfinished basement, offering excellent potential for future development. The mechanical system is neatly positioned in the back corner, making it easy to maximize the remaining space. Step outside through the rear entrance to enjoy the oversized deck, perfect for summer entertaining. The south-facing, fully fenced backyard offers plenty of green space to relax or for pets to play. Additional features include fresh paint, central A/C, Hunter Douglas blinds, central vacuum, and a detached double garage. The home is finished with a modern exterior elevation and stylish design selections throughout, creating a polished and move-in-ready feel.

Walden is surrounded by beautiful parks, playgrounds, scenic pathways, golf courses, and nearby amenities in Legacy. With quick access to MacLeod Trail, Deerfoot Trail and Stoney Trail, commuting anywhere in the city is simple while still enjoying the charm of a connected community!