



GRASSROOTS
REALTY GROUP

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127 Walden Heights SE
Calgary, Alberta

MLS # A2293498



\$899,888

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,321 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Central	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:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: none

Welcome to an exceptional residence where contemporary design meets warm, inviting comfort. Thoughtfully planned interiors flow effortlessly from room to room, illuminated by abundant natural light and finished with premium materials that create a serene, welcoming atmosphere for everyday living and gracious entertaining. The main living level features an open-concept living and dining area anchored by a chef-inspired kitchen with durable countertops, stainless-steel appliances, and ample storage. Elegant finishes and thoughtful detailing continue throughout, with hardwood flooring, designer lighting, and generous windows that frame the private yard and outdoor living space. Upstairs offers a tranquil primary suite with a spa-like ensuite and well-appointed secondary bedrooms that provide flexible space for family, guests, or a home office. The home's layout balances privacy and connection, making it ideal for both relaxed family life and effortless entertaining. A newly constructed, legal 2-bedroom secondary suite registered with the City of Calgary provides independent living space with its own entrance and modern finishes, offering reliable rental income or flexible multigenerational living options. This fully permitted suite adds exceptional value and peace of mind for owner-occupiers and investors alike. Situated in a convenient neighbourhood close to schools, parks, shopping, and transit, this property combines refined design with practical amenities. Book your private viewing today.