



**148 Walden Square SE
Calgary, Alberta**

MLS # A2296977



\$719,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,175 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Welcome to Walden—a vibrant Southeast community with tranquil ponds, parks, and pathways! This beautifully maintained two-storey home in the sought-after lake community of Walden, offering 3 bedrooms + Den, 2 full baths + 2 half baths, and 2,175 sq ft on the main and upper levels, plus a finished basement bringing your total living space to nearly 3,000 sq ft—perfect for growing families seeking exceptional value. Step inside and discover impressive 9-foot ceilings and vinyl plank flooring flowing throughout the main level, creating a bright, spacious atmosphere. The south-facing Living room is anchored by a cozy fireplace and large windows, perfect for family gatherings and relaxing evenings. The well-appointed Kitchen features a center island with eating bar, stainless steel appliances including gas stove and Bosch dishwasher, quartz countertops, stylish tile backsplash, and a walk-in pantry for extra storage. The adjacent Dining room provides door access to your Deck, seamlessly blending indoor and outdoor living for entertaining. A versatile Den and convenient 2-piece bathroom complete the main level. The upper level showcases a south-facing Bonus room with large windows bathed in natural sunlight—ideal for a home theatre, playroom, or additional family space. The well-designed Primary suite offers a comfortable retreat with a spa-inspired 5-piece ensuite featuring double vanity and soaker tub, separate shower, along with a walk-in closet. Two additional generous bedrooms provide flexible space for family or guests, with one featuring its own walk-in closet. An additional 4-piece bathroom and upper-level Laundry room complete this floor. The fully finished basement is a true entertainer's dream with a massive Recreation room—imagine creating your own home gym, media space, playroom, or creative studio. A half

bath and extra storage room add everyday convenience. Step outside to your fully fenced and landscaped backyard with Deck—perfect for summer barbecues and outdoor relaxation. An attached double garage provides ample parking and storage. Located in the vibrant community of Walden, this remarkable home is perfectly positioned close to scenic walking paths surrounding tranquil ponds, offering peaceful morning strolls and beautiful natural views. Just moments from the pathways of Fish Creek Provincial Park, shopping, schools, transit, and major routes including Stoney Trail and Macleod Trail. Here, you're not just buying a house—you're investing in an elevated lifestyle at exceptional value in one of Calgary's most desirable and fastest-growing Southeast communities. Don't miss your chance—homes of this caliber and price per square foot are rare in Walden!