



**127 Walden Landing SE
Calgary, Alberta**

MLS # A2297750



\$875,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,218 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Faces Front, Tandem, Triple Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Upstairs patio furniture - set and umbrella, two benches/storage. Lower walkout area, Adirondack chairs, the fire pit and the modern white chairs. Three sheds and a deck box. Built-in desk and Ikea drawer units in the bonus room. Black Ikea wardrobes x 2. Deep freeze. Sonos home system with two portable speakers.

Welcome to one of Walden's premier addresses, offering more than 3,000 sq ft of thoughtfully planned living space. Every detail has been carefully elevated beyond builder standards. Positioned on a rare pie-shaped lot at the end of a quiet cul-de-sac and backing onto expansive green space, this home offers privacy, unobstructed views, and a strong sense of community in an exceptional setting. Natural light fills the main floor, highlighting the contemporary two-toned kitchen with premium appliances, quartz countertops, a composite granite sink, designer backsplash, and a spacious pantry for simple organization. The living room is anchored by a cozy gas fireplace and features bright south-facing windows. The dining area benefits from a custom feature wall as an eye-catching centerpiece and easy access to the elevated deck with peaceful views. The entry provides built-in storage and hooks to keep everyday life organized. A main floor half bath and a versatile room with built-in shelving offer flexibility, ideal for a private home office or study. Upgraded pot lights and a curated lighting package create a warm, polished ambiance throughout. A wired Sonos Home sound system delivers premium audio throughout the home, perfect for entertaining or everyday enjoyment. Upstairs, the primary bedroom features a large 4pc ensuite with quartz countertops, upgraded fixtures, and a walk-in closet. The bonus/family room impresses with large windows, a custom built-in desk with drawers, and a decorative wood feature wall, perfect for media, play, or work. Two additional spacious bedrooms and a full 4pc bathroom provide comfort for your entire family. The upper laundry room includes shelving for convenient storage and easy routines. The fully developed walk-out basement offers flexibility, with a generous bedroom, a full 4pc bathroom, and direct access to a concrete patio

and beautifully landscaped, south-facing yard. The pie-shaped lot ensures the space is utilized where it matters most, resulting in a private backyard retreat with unobstructed field views. A triple tandem garage is a rare asset in Walden, perfect for extra vehicles, additional storage, or a dedicated workshop. Full central A/C and Wi-Fi-controlled LED holiday lighting on the home's front add seasonal charm. Tucked at the end of a quiet cul-de-sac, this home is an exceptionally rare property in an established, amenity-rich community. This is the one discriminating buyers have been waiting for.