



**63 Walden Drive SE
Calgary, Alberta**

MLS # A2298263



\$532,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,205 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Step inside to discover this bright impeccably maintained home that offers 3 bedrooms and 3.5 bathrooms. Offering over 1,700 sq ft of developed living space, and NO condo fees! Exceptionally well cared for and gently lived in, this property shows true pride of ownership throughout and presents like new. The main floor is filled with natural light and features a bright, open layout with warm wood toned flooring that creates an inviting and comfortable space. In the kitchen, the rich cabinetry paired with light countertops creates a timeless design. Upstairs you will find two large primary suites, both with walk-in closets and private ensuites, ideal for flexible living arrangements. The brand new, fully developed basement, completed with plumbing, electrical, and HVAC permits, is a standout feature. It offers a versatile rec room, an additional bedroom, full bathroom, laundry, and storage. The stunning spa-inspired 3-piece bathroom features a large tiled glass shower with a rainfall shower head, built-in bench, granite vanity, and in-floor heating. Additional upgrades in the basement include new pot lights and a premium 8 lb underlay, creating a comfortable and high-quality lower level. Thoughtfully finished with a long-term vision in mind, no expenses were spared. Whether you’re dreaming of a backyard oasis or garden retreat, the sunny south-facing backyard delivers it all. Enjoy summer BBQ’s and cozy evenings under the stars on the paver stone patio, while enjoying the freedom of having your own private outdoor space. A double detached garage adds everyday convenience along with plenty of extra storage. Additional upgrades include garage insulation and drywall (2022), a new Class 4 impact-resistant roof (2022), rough-in for central vacuum, and upgraded attic insulation. Located in desirable Walden with quick access to shopping, restaurants,

parks, pathways, schools and more! This gem will not last. Book your showing today!