



**806 Walden Drive SE**  
**Calgary, Alberta**

**MLS # A2301306**



**\$539,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Located kitty corner to a large field, this four-bedroom, four-bathroom, fully developed home in Walden showcases pride of ownership throughout. Entering the home you're welcomed with a large floor to ceiling window flooding the living room with natural light. The living room seamlessly opens into the centre-positioned kitchen, which features quartz countertops, ceiling height cabinets, stainless steel appliances and ample storage. The dining room has another generous SOUTH facing window that overlooks your large backyard. The main floor is complete with a 2 piece bathroom and back entry. Heading upstairs your primary retreat allows room for a king size bed, has a walk in closet and 3 piece en suite. There are an additional two bedrooms upstairs that share a 4 piece bathroom. Heading into your developed basement, you'll find an additional recreation space/family room, your fourth bedroom, a 3 piece bathroom, a laundry room, and a storage/utility room. Heading outside you have a huge backyard with south exposure for maximum sunlight accompanied by a deck for all your patio furniture. This home is upgraded throughout with kitchen cabinets to the ceiling, a floor-to-ceiling front bay window, and air conditioning; it is in like new condition. This home is conveniently positioned across from a large field, just 2 turns away from the Legacy shopping centre and allows quick access to Macleod Trail.