



**180 Walden Gate SE**  
**Calgary, Alberta**

**MLS # A2302500**



**\$514,999**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Irregular Lot, Landscaped, Level, Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Composite Siding, Wood Frame	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stunning end-unit townhouse set on an oversized lot in the family-oriented community of Walden, offering one of the largest backyards in the entire development. This bright and inviting home greets you with a spacious foyer that opens into a sun-filled living room, seamlessly flowing into a kitchen complete with stainless steel appliances and a central island. The well-appointed dining area is perfect for everyday living and entertaining, while a walk-in pantry tucked behind charming sliding barn doors adds both character and functionality. A convenient mudroom and a 2-piece bathroom complete the thoughtfully designed main floor. Upstairs, you'll find a massive primary retreat featuring a private 3-piece ensuite and a spacious walk-in closet. Two additional generously sized bedrooms and a full 4-piece bathroom provide the ideal layout for families or guests. The unfinished lower level offers endless potential, ready for future development to suit your lifestyle and add even more living space. Step outside and enjoy what truly sets this property apart: the largest backyard in the complex. This oversized outdoor oasis is perfect for summer gatherings, gardening, playtime, or simply relaxing in the sunshine. A double detached garage and air conditioning add comfort and convenience year-round. Ideally located directly across from the Gates of Walden retail plaza, you'll have groceries, cafes, restaurants, and everyday essentials just steps from your door. This is the perfect blend of space, style, and location, an exceptional place to call home.