



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

80 Walden Square SE
Calgary, Alberta

MLS # A2134857



\$755,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,907 sq.ft.	Age:	2011 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Tankless Hot Water		

Inclusions: n/a

Imagine yourself living in this beautiful home nestled in the developing community of Walden. This well maintained 4 bedrooms plus a den, 3.5 baths home is a perfect blend of style and functionality. Enter the spacious living area that provides plenty of space for family and guest and instantly you feel its welcoming air. The kitchen is equipped with modern appliances, ample cabinet space, making meal preparation a joy. The master bedroom features large windows, a walk-in closet and an en-suite bathroom complete with a soaking tub and separate shower. Two additional bedrooms and a bonus room complete the upper level, each offering comfort and privacy. With two additional full baths, one in the upper level, one in the basement and half bath in the main living area, mornings is a breeze, ensuring everyone's convenience. Deck lets you enjoy the beautiful surroundings, perfect for entertaining or simply unwinding after a long day. Double car garage provides ample space for vehicles and storage. This lovely home features, water softener, Tankless Electric Water Heater, with new Shingles (2024), Vinyl Plank Flooring (2022), and the basement completed with permits (2016)