



**GRASSROOTS**  
REALTY GROUP

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

**244 Walden Parade SE**  
**Calgary, Alberta**

**MLS # A2135185**



**\$719,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,943 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** dishwasher-built-in, Dryer, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer.

This pristine house, built in 2015, features three fully finished levels and spans 1,943 sq. ft. The main floor, with its upgraded 9" ceiling, offers a wide, welcoming entrance leading into a spacious living room with a fireplace. The open-concept kitchen includes a bright breakfast nook, a centre island, a large pantry, and a mudroom. The fully fenced backyard showcases lush green grass and a large deck. On the second floor, you'll find a generous bonus room, a primary bedroom with an en-suite bathroom and walk-in closet, two additional bedrooms, a main bathroom, and a stylish laundry room. The basement, finished with all necessary permits and codes, includes a bedroom, a large recreational room with a built-in wet bar. Take pride in owning this home. Just move in and start enjoying!