



**228 Walden Heights SE
Calgary, Alberta**

MLS # A2137388



\$734,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,092 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Face		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Lawn, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Murphy Bed, 2 TV Wall Mounts, All Attached Shelving in Basement

This Fully Developed 3 Bedroom detached home with 3 Full Bathrooms may just be THE ONE! Located on a quiet Cul-de-Sac, steps to 2 different playgrounds, this home is perfect for family life. Walking distance to restaurants, shopping, and Calgary Transit, makes work and play oh so convenient. Inside, you'll be delighted to find Hardwood on the Main Floor and 9 Foot Ceilings in both the Main and Basement levels. This wide-open concept layout allows for a natural flow for everyday living from the generous Granite Island in the kitchen to the dining room, and the inviting living room with its cozy fireplace. The aroma of fresh baking will be calling as soon as you take in the abundant counter and cupboard space in this kitchen! Not to mention the Walk-Through Pantry with extra storage space. If BBQ is more to your taste... Just Imagine the entertaining you'll do this summer Patio and Sundeck overlooking the landscaped, fully fenced yard. Upstairs the Primary Suite awaits, with more than enough room for a King-Sized Bed and bedroom furniture. Sunlight shines through every window, from the bedroom to the 5 Piece En-suite Bathroom, complete with two individual sinks, soaker tub, and a separate shower. All three bedrooms upstairs each have their own walk-in closet. 2nd Floor Laundry just down the hall. The Bonus Room offers a quiet space to Relax and enjoy family time... Or head down to the Fully Finished Basement for gaming and a work out. Cleverly disguised as elegant cabinetry in the Family Room, you'll find a Murphy Bed for overnight guests. Right next door, there's a bathroom complete with shower - perfect after a workout. If a workshop is in the home of your dreams, you'll find it in the Double Attached Garage. Epoxy coated flooring, built in cabinets, a 220 Volt power outlet and a Slat Wall organizing system help bring this dream to life. Recent

Upgrades include a New Roof and New Siding on the Front of the House, along with a New Garage Door in 2021. The feature window in the Primary Suite was replaced in 2023. This home is even Solar Ready! Let the Sunshine in and Open the Door to Your Future at 228 Walden Heights!