



**55 Walden Place SE
Calgary, Alberta**

MLS # A2137419



\$999,999

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,259 sq.ft.	Age:	2017 (7 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: na

Presenting 55 Walden Place - an executive, beautifully appointed home with over 3300 square feet of living space over three levels. Inside this home, natural light floods the open concept formal and casual living areas boasting 9 foot ceilings throughout and a cozy gas fireplace. A modern kitchen features an island, dual ovens and a massive spice kitchen and pantry. Off the main living space on the main floor, you'll find a private office/ den/ playroom. The upstairs primary bedroom is huge with a luxurious 4 piece ensuite and large walk in closet. 2 more bedrooms, another 4 piece bathroom, upstairs laundry and bonus room complete this space for your growing family. Downstairs features a walkout basement with a private entrance, 2 more bedrooms, kitchen and laundry. This large, elegant home is on an exclusive, quiet street, yet close to all amenities of Walden. Don't miss this opportunity. Book a showing today!