



**109 Walden Park SE
Calgary, Alberta**

MLS # A2141618

\$729,900



Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,955 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage		

Inclusions: N/A

Open House Sat June 22, 12:00-2:00 pm, Welcome to this beautiful 2-storey home on a WALKOUT huge lot with many UPGRADES, located in vibrant southeast community of Walden. This stunning, modern, 2-storey home boasts unparalleled elegance and impeccable craftsmanship, setting a new standard for contemporary living. Step inside to discover a turn-key property in pristine Showhome condition, meticulously maintained as a pet-free and non-smoking sanctuary. Upon entering, you're greeted by 9-foot ceiling height, upgraded maple hardwood flooring flowing seamlessly throughout, leading you past a den with a built-in desk—a perfect space for work or study. The gourmet kitchen is a chef's dream, boasting ample cabinets, luxurious quartz countertops, and a stainless-steel appliance package. A pantry offers added convenience, while the adjacent dining area and family room create an inviting atmosphere for entertaining guests or enjoying family gatherings. Step through the glass doors to the beautifully landscaped backyard, where a deck is conveniently located for easy access. Moving upstairs through an open staircase you are greeted by a large BONUS room with VAULTED Ceilings which gives the whole home a bright and airy feeling. Three generously sized bedrooms, including a large master suite complete with a walk-in closet, a spa-like ensuite retreat featuring his and hers sinks, a soaker tub, and a stand-up shower. The oversized double attached garage provides ample space for your vehicles and storage needs, The unfinished walkout basement with big windows presents endless possibilities, expanding the living space to suit your family's evolving needs. Situated in Walden's prime location, this home offers unparalleled convenience, with parks, pathways, schools, and shopping all within walking distance. Experience the pinnacle of luxury

living in this remarkable property—a testament to modern elegance and timeless appeal.