



**112 Walden Heights SE
Calgary, Alberta**

MLS # A2149477



\$735,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Irregular Lot, Landscaped		

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

Inclusions: Hot Tub

We have been saving our best listing until now. Quietly tucked away on a Family friendly street in the community of Walden. All houses are not created the same. This home has only had one owner and it shows it . It has been meticulously cared for and every detail purposely planned out. Here is the list of features. Street appeal with a front yard that looks professionally designed, Kitchen functional and classy with granite counters and large pantry, gas stove , Fireplace in the living room. (You don't need it now but you will be happy in the colder months) So for now stay cool with central air. Upper level designed with 3 good size bedrooms, with the primary bedroom having a 5 piece on-suite and walk in closet. A full Laundry room not a closet. Comfortable bonus room. Basement is professionally developed with that 4th bedroom, full bathroom and rumpus room. Backyard is designed just like a mini resort. Full patio area, (no deck to maintain) Gas line for the BBQ, artificial turf (no grass cutting) with stone inlays leading to the wood pergola covered hot tub area. High fencing and trees carefully placed for maximum privacy. Double car attached garage is a must with Calgary weather. If I have missed anything on your list of must have then come take a look, I bet this house does have it.