



**140 Walden Square SE
Calgary, Alberta**

MLS # A2150118



\$749,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,142 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Gazebo, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Pantry		

Inclusions: Electric Fireplace, Gazebo, Pergola, Play Structure.

An oasis of comfort and luxury with the perfect location! The main floor flows beautifully from the private office and welcoming foyer at the front, over to the walk-through pantry and mudroom off the attached garage. Either entrance leads you right into the open-concept family space at the heart of the home. It's like business at the front and party at the back. The kitchen gleams with sleek white cabinets accented with black hardware to give a clean contemporary feel and upgraded stainless steel appliances to make any chef feel at home. There's no shortage of prep space with an expansive island topped with gorgeous granite and a sleek black faucet and sink. Set the mood with an electric fireplace in the living room or pass through patio doors to your south-facing yard where your seasonal living space expands onto the deck with a screened gazebo and pergola to relax rain or shine. The level lawn is perfect for kids to play and offers the ideal space to soak up the sun with a garden. Ascending upstairs you'll find the convenient upper floor laundry room with ample storage to keep things tidy next to a 4 pc bathroom. A huge bonus/family room is at one end filled with natural light from floor-to-ceiling windows, while the modern barn-style doors provide that welcomed separation and privacy for movie nights, kids play zone, or even a 4th bedroom for guests. The 2 big additional bedrooms are sure to please with designer light fixtures and a Soaring Vaulted Ceiling with full height window in one of the rooms! Completing the upstairs is the expansive master suite offering a large walk-in closet and a spa-like ensuite with a corner soaker tub and a tiled shower with a frameless glass enclosure. Never worry about electricity costs with a 10 KW SOLAR Package on this house. Upgrades

to note are New Roof (2021), Partial siding (2021), A/C and Solar window film. Schedule your showing today!