



GRASSROOTS
REALTY GROUP

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332 Walden Square SE
Calgary, Alberta

MLS # A2156189



\$725,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,911 sq.ft.	Age:	2012 (12 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Lawn, Garden, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Storage		

Inclusions:	NA
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Experience living in this fully finished home featuring 6 bedrooms and 4 bathrooms, ideally situated just steps from a charming toddler park. The main floor offers a spacious and functional open layout, highlighted by a cozy great room with a gas fireplace, a feature coffered ceiling, a gourmet kitchen with a convenient eating bar, a large pantry, and a 2-piece bathroom—all complemented by beautiful hardwood floors throughout. Upstairs, you'll find a generously sized bonus room with a vaulted ceiling, a master suite complete with a walk-in closet and an ensuite with double vanity, a giant corner soaker tub, along with two additional bedrooms and a 4-piece bathroom. The lower level expands the living space with three more bedrooms, an office alcove, a cold room storage, and another 4-piece bathroom. The attached garage is fully insulated and drywalled, featuring extra height for added storage options and lots of shelving. The large deck and landscaped garden offer perfect outdoor space. With newer carpets (2 years old) throughout, a new roof (1 year old), and all newer appliances (4 years old), this home is move-in ready. Enjoy the convenience of easy access to major transportation routes and nearby amenities, including a 5-minute drive to the new Legacy Township Shopping Area, the river and Fish Creek Provincial Park. Don't miss the opportunity—schedule your showing today!