



**65 Walden Square SE
Calgary, Alberta**

MLS # A2160467



\$975,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,322 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Side, Paved,		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting, Paved, Private, See Rema		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame, Wood Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Steam Room, Storage, Vinyl Windows		
Inclusions:	sound system controls, alarm system		

Originally a Stampede Lottery Dream Home, this gorgeous, modern, unique, top-of-the-line home is a winner. With over 3,200 sq feet of living space available, there are far more features to this well-cared-for home than there is room for here. Located a block from playgrounds and pathways. just two blocks from the shopping, and gives you quick, easy access to major routes and highways, multiple golf courses, South Campus Health Centre, Downtown, and so much more. The rooms fill with natural light and the whole home feels elegant and inviting. The modern kitchen boasts mainly Viking appliances (gas stove and oven, refrigerator, steamer drawer), a full complement of custom cabinetry, and a sleek central island with plenty of granite counters. You'll find this stunning kitchen has everything and spaces to store it all. It seamlessly connects to the well-appointed dining and living areas. The main floor office is gorgeously bright and gives you access, as does the dining room, to the enclosed patio, perfect for morning coffees and evening cocktails. You'll also find a beautiful, large half bathroom, and a well-designed pantry/laundry room, as well as a spacious front foyer, with a walk-in closet and rear door mudroom with a bench and cupboards for everything. Upstairs, the master bedroom is framed by windows on three sides and a glass wall that separates it from the luxuriously fitted 5 piece ensuite and king-sized walk-in closet, complete with fully built-in organization. The bonus room provides a great place to get away from any hustle & bustle in other parts of the home. The other two bedrooms, both with great closet space, share access to the 4 piece main bathroom. The fully developed basement has a massive family room with built in surround sound and corner bar area are perfect for game days and movie nights. The bedroom is oversized and so is

it's closet. The downstairs bathroom features a large steam shower with multiple shower heads. The exercise room is big enough to house lots of gym equipment, but closes of when needed. The utility room provides storage, as does the under-stair closet. Outside, you will find a fully fenced south facing backyard with lots of grass for play. Imagine coming home at the end of a long day to unwind with the spectacular Scandanavian spa-like enviroment of the sauna shed, cold-plunge bath, firepit, and an optional soft hot tub. The wraparound side deck includes lots of room for barbeque, smoker, and more. This home shows incredibly well and is ideal for entertaining friends, family or just yourself. The current owner has maintained the home including replacing the roof, downspouts, eaves, and hot water tank in 2022, and the water softener added this year.