



81 Walden Manor SE
Calgary, Alberta

MLS # A2160675



\$695,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,909 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Storage Shed, Green House

Welcome to 81 Walden Manor SE! Boasting one of the Largest yards available in Walden. Backyard measures 65ft deep, Perfect for the avid gardener and growing family. Turn key property with All new Hardwood flooring and interior wall paint (July 2024). New Roof and Siding (Nov 2022). Open concept living. Full kitchen appliance package with convenient walk through pantry. Large island with Quartz counters throughout. Primary bedroom features a 5pc ensuite with make up counter. 2 additional bedrooms upstairs with generous Bonus room. Upper floor laundry conveniently located down the hall. Basement is unfinished awaiting your creative design. Back yard is pre wired for Hot tub! Storage Shed and Green house included. Great proximity to Shopping, Schools and all Amenities. Book your viewing today. Check out Virtual Tour.