



GRASSROOTS
REALTY GROUP

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15 Walden Place SE
Calgary, Alberta

MLS # A2172618



\$739,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,164 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem, Triple Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Lawn, Landscaped, Underground Sprinklers, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions:	na
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This executive-style home features a TRIPLE-attached garage and is situated across from a beautiful park with bike and walking trails. This meticulously maintained home offers an impressive array of updates, including a new roof, new siding, new soffits, and a newer fence, ensuring a modern and worry-free living experience. Step inside to find 9-foot ceilings on both the main and lower levels, creating a sense of openness and elegance throughout. The main floor features a bright and spacious office, ideal for working from home. The chef's kitchen is equipped with stainless steel appliances, a gas stove, sleek quartz countertops, and extended-height cabinetry, offering both style and ample storage. The home also comes with the luxury of central air conditioning, ensuring comfort all year round. For added convenience, the home boasts a built-in variable color glow light system—perfect for festive decorations at Christmas, Halloween, and beyond. The professionally installed irrigation system in both the front and back yards makes maintaining the lush landscaping effortless. Upstairs, you'll find three spacious bedrooms, plus a large bonus room perfect for family entertainment. The unfinished lower level, with its 9-foot ceilings, offers endless possibilities for customization and future development. Located in a quiet and friendly neighborhood, this home provides easy access to parks, schools, and amenities. Don't miss the chance to own this beautifully upgraded property in Walden—schedule your private viewing today!