



**88 Walden Terrace SE
Calgary, Alberta**

MLS # A2179827



\$839,990

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|------------------|------------------------------|---------------|-------------------|
| Division: | Walden | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,455 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island | | |

Inclusions: n/a

This exceptional home sits on one of the largest and most beautifully landscaped pie-shaped lots in Walden, offering a rare opportunity to own a property with direct access to a picturesque trail. The peaceful, quiet location provides the perfect backdrop for this elegant walkout basement home. As you enter, you'll be greeted by a grand 9-foot ceiling with an open-to-below design, creating a bright and airy atmosphere. The spacious formal dining room is perfect for hosting guests, while the open-concept living and dining areas offer seamless flow for everyday living. The newly upgraded kitchen features custom cabinetry, stunning granite countertops, and modern finishes, making it a chef's dream. A beautiful stone fireplace adds a touch of elegance to the living room, creating a cozy focal point for gatherings. Upstairs, you'll find two generous master bedrooms, each with its own private ensuite, providing a luxurious retreat for homeowners. The expansive bonus room is perfect for family activities or a home office, offering plenty of space for relaxation and entertainment. The fully finished walkout basement adds even more value, with a second kitchen, a full 4-piece bathroom, and large windows that flood the space with natural light. Whether used as a guest suite, additional living area, or home theater, the basement offers versatile options for your lifestyle. Conveniently located near all major amenities, including Walmart, Costco, golf courses, STS school, and more, this home combines luxury with practicality. Don't miss this rare opportunity – book your showing today!