



**140 Walden Rise SE
Calgary, Alberta**

MLS # A2182312



\$715,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,833 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Off Street, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Under		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Your Dream Home in the Heart of Walden. Step into this stunning 3-bedroom, 3-bathroom home that seamlessly combines modern elegance with everyday comfort. As you arrive, the exposed aggregate driveway sets a tone of sophistication, leading you to a welcoming entryway complete with a practical coat closet. The heart of this home is the bright, open-concept living space. Massive windows flood the area with natural light, beautifully highlighting the rich dark chocolate hardwood floors that create a warm and inviting ambiance. The kitchen is a chef's dream, featuring a spacious island with a breakfast bar, sleek stainless-steel appliances, and a well-placed pantry for easy storage. Other features include a gas line hookup for the stove and in-sink garburator. The living room, anchored by a cozy gas fireplace, offers the perfect space for both relaxation and lively gatherings, while the adjacent dining area invites you to enjoy everything from family dinners to quiet morning coffees as you watch the sunrise. Just steps away, the large deck beckons for summer barbecues and outdoor entertaining. The fully fenced backyard boasts a low-maintenance landscape, allowing you to spend more time enjoying the outdoors. Upstairs, the plush carpeted floors lead you to a peaceful bonus room and three generously sized bedrooms. The primary suite is your private retreat, offering a walk-in closet and a spa-like ensuite with a glass-enclosed shower and a luxurious soaking tub. The basement, with two below-grade windows, is a blank canvas awaiting your vision. Whether you dream of adding extra bedrooms, or a recreation space, the possibilities are endless. Located just minutes from shopping, dining, schools, and with easy access to Macleod and Stoney Trail, this home offers the perfect blend of convenience and tranquility. Don't miss the

opportunity to make this house your forever home. Book your showing today and start your next chapter in Walden!