



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

149 Walden Parade SE
Calgary, Alberta

MLS # A2189095



\$610,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,265 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Central
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Granite Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: None

A great family home catering to the needs of a growing family! A warm 3 bedroom home located in the desirable community of Walden. A spacious entrance, open living room finished with hardwood flooring and large window bringing in natural light. The kitchen features stainless steel appliances, a large breakfast bar with granite countertops, lots of cupboard space and looks over the formal dining area. The back door leads to the fully landscaped and fenced backyard with a covered deck which is great for any season and double detached garage. A perfect space to entertain in the summer months. Upstairs got 3 bedrooms including spacious master bedroom with walking closet and a 4 piece ensuite. A fully finished developed basement Great for an additional media room. Don't miss this opportunity and call for your viewing today!