



**300 Walden Parade SE
Calgary, Alberta**

MLS # A2199655



\$699,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home		

Inclusions: Child's play structure, TV wall brackets

Welcome Home to this beautifully maintained property in family friendly Walden. Centrally located near the parks, pathways and walking distance to shops and service, this home is sure to impress. Walk into your welcoming foyer featuring high end ENGINEERED HARDWOOD FLOORING, 9ft ceilings and cozy FIREPLACE. Enjoy hosting friends with an open concept floor plan, beautiful chef's kitchen with ceiling height hood fan, built in microwave, QUARTZ COUNTERTOPS, stainless steel appliances and trendy back splash. Head upstairs to your bright south facing master retreat featuring a 4 PIECE ENSUITE with OVERSIZED SHOWER, QUARTZ countertops, dual sinks and walk in closet. Two other large sized bedrooms, a 4 piece bathroom PLUS upstairs laundry room and massive bonus room boasting bright windows round out the second level. The basement is fully finished with a MASSIVE FAMILY ROOM and play nook. Enjoy your outdoor space on your large two-tier privacy deck with gas line or head down to the grassy area. Don't miss your opportunity to own this well maintained home. Call your favourite Realtor today and book your private viewing!