



**GRASSROOTS**  
REALTY GROUP

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**39 Walden Mount SE**  
**Calgary, Alberta**

**MLS # A2206132**



**\$707,999**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Walden                                    |               |                  |
| <b>Type:</b>     | Residential/House                         |               |                  |
| <b>Style:</b>    | 2 Storey                                  |               |                  |
| <b>Size:</b>     | 1,885 sq.ft.                              | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                 |               |                  |
| <b>Lot Feat:</b> | Back Yard, Pie Shaped Lot                 |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                              | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade            | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame, Wood Siding | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                              | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Tankless Hot Water            |                   |     |

**Inclusions:** Solar energy installation

Experience the perfect blend of nature and modern living in Walden, Calgary's first community designed to meet all eleven of the city's sustainability principles. This stunning Coleman model home by Cedarglen Homes offers nearly 1,900 sq. ft. of above-grade living space, showcasing a seamless mix of traditional and urban architecture. The main floor features luxury vinyl plank (LVP) flooring throughout, while the chef-inspired kitchen boasts glacier white cabinetry, stone countertops, and a functional open layout. The bright breakfast nook opens onto a deck overlooking a scenic green space, and the great room is complete with a cozy gas fireplace. Upstairs, a spacious bonus room provides additional living space, alongside three well-appointed bedrooms, including a 4-piece bath, and a luxurious primary suite with a 4-piece ensuite with walk-in closet. The convenience of an upstairs laundry room and ceramic tile bathrooms adds to the home's thoughtful design. The fully developed below-grade walkout basement offers over 600 sq. ft. of additional living space, featuring a 1-bedroom, 1-bathroom layout with a family room—perfect for guests or extended family. This home is also environmentally conscious, equipped with a highly efficient 6.6kW solar energy system, significantly reducing electricity costs. Additional upgrades include a tankless hot water system and a gas line for your BBQ. Don't miss this exceptional opportunity to own a beautiful, energy-efficient home in one of Calgary's most sought-after communities!