



GRASSROOTS
REALTY GROUP

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20 Walden View SE
Calgary, Alberta

MLS # A2206489



\$849,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,191 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Interior Lot, Landscaped, Lawn, Pie Shap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Curtain Rods, Garden Shed, Awning on Deck, Alarm-No Contract

Everything you are looking for in a wonderful, immaculately maintained and spacious home can be found in 20 Walden View SE. Situated in a no thru family friendly cul de sac, just steps away from the park you will discover over 3000+sqft of beautifully developed living space. Custom built by this original home owner, every detail was hand selected to create a thoughtfully designed floor plan to create many family memories to last a life time. Now it is your turn to enjoy this FULLY FINISHED WALK OUT home built on a LARGE PIE LOT boasting FIVE BEDROOMS and 3.5 BATHROOMS for all to enjoy. Soaring 9ft ceilings invite you in to explore the functional yet spacious home commencing with the Den just past the foyer that invites you into the common living area where you will discover an expansive extended centre island, stunning GRANITE counters, sleek stainless steel appliances including an upgraded GAS RANGE, full tile subway back splash that extends to the ceiling behind the range, designer hood fan and a sizeable walk through pantry to the mud room. The living room features a floor to ceiling stone fireplace with built-in niche and decor mantle while the designated dining room mirrors the same stunning stone feature wall offering a rich warmth to this lovely family home. The floor to ceiling custom drapery adds an elevated feel to the home and frames in the over sized windows that takes you out through French sliding doors to the massive maintenance free deck with awning that overlooks the back yard. The upper level features three large bedrooms with the Primary bedroom boasting a spa-inspired 4pc en suite that has rarely been used and is immaculate. There is a huge corner soaker tub, water closet and over sized walk-in shower with built-in bench for you to enjoy your getaway from the everyday, along with a nice sized walk-in closet. Family and

friends can enjoy the additional bedrooms with the 2nd bedroom offering a great slope vaulted ceiling and the Bonus room is perfect for movie night. To complete the upper level you have a convenient 2nd floor laundry room and another full bath. The FULLY FINISHED WALK-OUT basement offers you and additional 886 sq ft of great living space offering ample room for all. You have TWO more large bedrooms, a full bath and a generous living room / rec area. Luxury vinyl plank graces the floor through out and over sized windows invite an abundance of natural daylight into this great space. Step out to your lower covered patio where you will discover an exposed aggregate patio and stairs that compliment the esthetic of the home while offering a dedicated space for a hot tub or outdoor conversation pieces. A huge pie lot with mature trees and so much space to play and enjoy your surroundings. Already established in a vibrant and friendly street where the neighbours know your name and kids are running around the cul de sac, you will feel at home while having the space to grow your family while enjoying the community around you. Welcome home!