



GRASSROOTS
REALTY GROUP

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

762 Walden Drive SE
Calgary, Alberta

MLS # A2206761



\$549,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,316 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: None

Open house Sunday April 13 1-3 Pm Excellent opportunity for this upscale semi-attached two storey in Walden. This well-built home boasts considerable estate-like qualities and features luxury hardwood laminate floors, 9-foot ceilings on both the main floor and basement, a beautiful granite island kitchen with 42-inch cabinets with soft-close doors and drawers, and stainless steel appliances. You'll love the dual master bedrooms, each with a full ensuite and walk-in closet. The unspoiled basement has RI for future baths. Double detached garage, private yard, fully fenced, stone patio, A/C and more!