



GRASSROOTS
REALTY GROUP

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65 Walden Square SE
Calgary, Alberta

MLS # A2221301



\$950,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,311 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Steam Room, Walk-In Closet(s), Wired for Sound

Inclusions: Central Vacuum/Attachments, Garage Door Opener, Sauna, Cold Plunge

ONCE A DREAM HOME, ALWAYS A DREAM HOME – PRICE REDUCED Originally built as the Calgary Stampede Rotary Dream Home, this one-of-a-kind property offers over 3,200 sq ft of professionally designed living space and has recently undergone more than \$100,000 in premium upgrades. Located in the quiet, family-friendly community of Walden, this home blends high-end design, function, and wellness-focused living. Highlights include a fully equipped home gym, spa-inspired bathrooms, whole-home sound system, a dedicated home office, automatic irrigation, laundry chute and a custom media room. Once outside set into your private backyard oasis, featuring a wood fired sauna and cold plunge (insulated with frost protection for the winter)—perfect for year-round relaxation and recovery. The kitchen showcases a quartz waterfall island, cultured stone backsplash, and top-of-the-line stainless steel Viking Professional appliances. A double-sided full-brick fireplace connects the open-concept great room to the private courtyard, ideal for entertaining or cozy evenings in. Heading upstairs leads to a serene primary suite with a luxurious ensuite featuring 10mm glass, oversized shower, and soaker tub. Two additional bedrooms, a family lounge, and a Jack & Jill bath complete the upper floor. The fully developed basement continues the home’s elevated style with a large rec room, wine bar, fourth bedroom, home gyn, and a spa bathroom with steam shower, heated floors, and waterproof speaker. Roof, eavestroughs, downspouts and hot water tank were replaced in 2022, water softener added in 2024. This is truly a rare opportunity to own a former Dream Home—now even better than before and at a reduced priced!

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