



**GRASSROOTS**  
REALTY GROUP

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**252 Walcrest View SE**  
**Calgary, Alberta**

**MLS # A2233003**



**\$969,888**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,341 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, No Neighbours Behind, V		

<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>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to 252 Walcrest View SE—a stunning, thoughtfully designed home offering beautifully appointed living space above grade, complemented by a fully developed legal walkout basement suite. With 7 bedrooms and 5 bathrooms, this residence offers unmatched versatility for families, multi-generational living, or rental income. Step into the main floor’s open-concept layout, where a spacious living room centers around a cozy fireplace. The bright dining area boasts expansive views, perfect for memorable family dinners or entertaining guests. The kitchen is a modern chef’s dream with quartz countertops, gas stove, stainless steel appliances, and an abundance of cabinetry. A well-placed bedroom and full 3-piece bath on this level make an excellent guest room or private office. Upstairs, a bright central staircase leads to a generous bonus room—ideal for movie nights and everyday lounging. This floor hosts 4 bedrooms, including two primary suites: one features large windows with scenic views, a spa-like 5-piece ensuite, and a custom walk-in closet with organizers. The second primary offers similar comfort with a 4-piece ensuite and bright natural light. Two more bedrooms, a full bathroom, and convenient upstairs laundry round out this level. Downstairs, the fully developed walkout basement is a registered legal secondary suite, featuring its own private entrance, two bedrooms, a spacious living area, and a fully equipped modern kitchen with brand-new appliances—perfect for guests or rental income. Located in the vibrant community of Walden, this home offers access to tranquil parks, scenic trails, and a naturalized wetland with a clear-water pond. With over 65 shops and services at the Gates of Walden and proximity to schools such as Dr. Freda Miller School, Midsun Junior High, and Dr. E.P. Scarlett High, everything you

need is within reach. Easy access to Macleod Trail and Calgary Transit completes the picture. Whether you're looking for space, style, or smart investment potential—252 Walcrest View SE delivers it all.