



**52 Walden Green SE
Calgary, Alberta**

MLS # A2296093



\$885,500

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,507 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry, Quartz Counters		

Inclusions: Laundry shelving, basement refridgerator, shelving unit in dining room, upper cabinets and attached desk in office, shed

****Open House Saturday, May 9th 10-12pm****Imagine a home where your backyard opens to a vast, serene greenspace with future park plans. Tucked in a quiet cul-de-sac, 52 Walden Green SE is a modern sanctuary designed for both connection and focus. The main level features a private office with a door and a chef’s kitchen equipped with an extra-large island, gas cooktop, and in-wall oven. Relax by the floor-to-ceiling tile gas fireplace or enjoy the peaceful views from your house-width balcony. Upstairs, find a vaulted bonus room wired for sound—the perfect spot for family movie nights. The primary suite is a true retreat with a 5-piece ensuite and a huge walk-in closet. Two additional large bedrooms share a clever bathroom with double sinks and a separate privacy door. The light-filled walk-out level offers incredible flexibility with its own separate entrance and lighted side walkway. This space includes a large bedroom, a den with a barn door, and a 3-piece bath with cozy in-floor heating. With rough-ins for a kitchen and second laundry, it is ideal for guests or multi-generational living. The landscaped backyard is designed for making memories, featuring a covered patio, a storage shed, and a dedicated BBQ pit for entertaining. Total living area: 3411 sq.ft.