



GRASSROOTS

REALTY GROUP

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**91 Walcrest Way SE
Calgary, Alberta**

MLS # A2298228



\$599,999

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,611 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Other, Unknown, Vinyl Siding	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features		

Inclusions: None

Welcome home to this immaculate three-bedroom semi-detached home in Walden. GENEROUSLY SIZED BEDROOMS, this home provides ample space for the whole family. On the open-concept main floor, you will find a beautifully designed kitchen with UPGRADED APPLIANCES, gorgeous QUARTZ COUNTERTOPS, and a spacious PANTRY. The LARGE WINDOWS in the living and dining room offer beautiful NATURAL LIGHT, and the UPGRADED LVP FLOORING adds to the elegance of the space. Step outside into the beautifully Backyard, featuring a spacious deck, white vinyl fence, the upper floor also features convenient UPSTAIRS LAUNDRY, a WALK-IN CLOSET and a DOUBLE-VANITY BATHROOM. A SEPARATE SIDE ENTRANCE offers the opportunity to convert the basement with roughed-in plumbing into a SECONDARY Unit, subject to approval and permitting by the City. The spacious DOUBLE ATTACHED GARAGE completes this beautiful home. A PARK AND GREEN SPACE are located conveniently across the street, and popular SHOPPING AND DINING districts are just a few minutes away. Don't miss out on this gorgeous home in one of Calgary's most desirable communities!