



**318 Walcrest Way SE  
Calgary, Alberta**

**MLS # A2299454**



**\$899,999**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,637 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** None

Beautiful home on a LARGE CORNER LOT in Walden, one of SE Calgary's most desirable communities, offering over 3,500 sq. ft. of developed living space. This impressive property features an open-concept layout, a MAIN FLOOR BEDROOM WITH A FULL BATH, and a HIGHLY UPGRADED KITCHEN with quartz countertops, built-in appliances, oven, microwave, electric cooktop, chimney hood fan, and a custom island. Quartz countertops are also featured in all bathrooms, and a gas line is already in place for buyers who may want to switch to a gas cooktop in the future. Upstairs offers 4 bedrooms, a bonus room, a laundry room, and 2 full bathrooms, along with a LUXURIOUS PRIMARY SUITE WITH A 5-PIECE ENSUITE including both a standing shower and bathtub. The FINISHED BASEMENT WITH A SEPARATE SIDE ENTRANCE adds even more value, featuring a large recreation/living area, 1 bedroom, and a full bath. This home also showcases an exterior envelope finished with premium composite siding, adding both durability and curb appeal. Conveniently located close to parks, pond, walking and biking trails, and shopping plaza, this home combines space, comfort, and an excellent location.