



**318 Walcrest Way SE
Calgary, Alberta**

MLS # A2299454



\$859,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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.