



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**204 Walden Landing SE**  
**Calgary, Alberta**

**MLS # A2299683**



**\$869,999**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,610 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** A/C Unit, Central Vac with Attachments, Shed

Is there a 4-bed detached home in Walden that blends luxury finishes with family functionality? Welcome to 204 Walden Landing, offering over 2600 square feet of thoughtfully designed living space, a fully finished basement, and a west-facing backyard built for entertaining, all set on an oversized corner lot in a highly desirable community. Step through the front entrance and you are immediately welcomed by a refined yet functional layout, featuring a formal dining room and a private office that creates the perfect balance for both entertaining and working from home. As you move into the heart of the home, the space opens dramatically, going from 9-foot ceilings throughout the home, to 12-foot ceilings and floor-to-ceiling windows that flood the main living area with natural light. The kitchen is anchored by an oversized quartz island, complemented by stainless steel appliances and a generous walk-through pantry, all seamlessly connected to the living and dining areas for effortless flow. Upstairs, the home continues to impress with a versatile bonus room that can easily be converted into a fourth bedroom if needed. Two additional well-sized bedrooms provide comfort and flexibility, while the primary suite offers a true retreat with a spacious walk-in closet and a 5-piece ensuite designed for relaxation. The fully finished basement expands your living space even further, featuring a wet bar and built-in elements that make it ideal for movie nights, entertaining, or hosting guests. Outside, the oversized corner lot enhances both space and privacy, while the west-facing backyard captures afternoon and evening sun. A patio with a full bar setup creates the ultimate setting for outdoor gatherings, and a poured concrete pad is already in place, ready for a future hot tub. Located in the community of Walden, this home is close to schools, shopping, parks, and transit, making it an exceptional

fit for both growing and established families.