



**204 Walden Parade SE**  
**Calgary, Alberta**

**MLS # A2301223**



**\$700,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,037 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gazebo, Low Maintenance Landscape, No Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** none

**MASSIVE PRICE REDUCTION.... THIS HOME HAS EVERYTHING!!!** The sellers love colour. However, feedback from perspective buyers was that they don't like it as much... So, we've taken a massive price reduction and photoshopped a neutral palette of being onto the walls. This home is now incredible value, it has everything done. Basement development, garage fixtures, yard treatments... **EVERYTHING!!!** It's an amazing family home and nestled on a quiet, family friendly street in the heart of Walden! It was designed with gathering and entertaining in mind, the home offers a spacious front foyer that opens into an expansive, wide open main floor living space. Wide plank luxury vinyl flooring flows throughout the main level, leading you into the oversized family room, central dining area and stunning kitchen. The kitchen is sure to impress with quartz countertops, an abundance of over height white cabinetry, SS appliances including built in oven & microwave, countertop range, chimney hood fan and a convenient walk in pantry. The mud room is thoughtfully designed with bench seating and an organization station to keep busy family life running smoothly. Upstairs, the striking staircase with modern metal railings and two skylights flood the home with natural light. Bedrooms 2 & 3 are both generously sized and are smartly separated from the primary retreat by a large central bonus room with vaulted ceilings & the perfect family gathering space. The spacious primary suite easily accommodates a king sized bedroom set and features a spa inspired 5 pce ensuite with dual sinks, quartz vanity, oversized shower and tile skirted soaker tub. You'll also appreciate the family sized 4 pce bath and conveniently located upper laundry room. The fully developed basement expands your living space with a large rec room, bedroom with daylight window, 3 pce

bath, hobby/office space and additional storage. Outside, the beautifully treed SOUTH FACING backyard is ideal for summer enjoyment with a huge deck off the kitchen, firepit seating area with gazebo and plenty of grass space for kids and Fido to play. The HEATED GARAGE w/loads of above height storage, will make your winters a breeze. Quick possession is available! This exceptional property is nestled on a quiet street close to schools, all the amenities of Township Mall, transit and offers easy access to major routes.