



**353 Walcrest View SE
Calgary, Alberta**

MLS # A2302013



\$719,999

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,274 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Location, Location, Location whereas, comfort and charm meet convenience in this delightful detached family home. A perfect view of vast Green space, mountain view and Calgary downtown. Welcome to 353 Walcrest View South East in the vibrant community of Walden. Step into a world of warmth and comfort as you enter the open-concept living space, perfect for creating lasting memories with your family and loved ones. Enjoy an exceptional indoor and outdoor life in a home that every detail reflects a cozy warm home atmosphere, whereas, simplicity is enhanced by a balance of function, space and light. This stunning 2 story Faces North West, located across HUGE GREEN SPACE, over fish creek with a perfect view of downtown in a clear blue sky. This home offers over 2250 square feet of living space above grade. This home very lovingly kept and maintained by the original owner and the home warranty is until 2032. The main floor features, huge living room with beautiful modern kitchen and dining room that is spacious for your family entertaining needs. The open modern Kitchen design and the large Kitchen enable you and your family to entertain with ease, comfort and enjoy a quiet family dinner at home. The second-floor features three spacious bedrooms, open hall way, spacious bonus room separates the primary retreat from the two generous secondary bedrooms, each with their own walk-in closets. The upstairs layout also includes a laundry room and a luxurious main bathroom with quartz counters, tiled flooring, and a tiled tub/shower combo. The primary bedroom is a true sanctuary with downtown and green space views (no neighbours across the street), a massive walk-in closet, and an elegant ensuite with dual sinks, quartz countertops, a big soaker tub, a tiled shower, and tiled floors. This is an excellent opportunity for your family to own a beautiful

home in the community of Walden, a master-planned community known for its eco-conscious design, residents enjoy access to extensive pathways, naturalized wetlands, and proximity to Fish Creek Provincial Park. The neighbourhood offers a variety of amenities including the Gates of Walden shopping centre with over 65 retail shops, restaurants, and essential services, all within minute walk. This home offers a perfect blend of style, comfort, and peace to build your family memory. Don't miss out this beautiful modern living at its finest, come check it out. Book your showing tour, Your dream home awaits you!