



**GRASSROOTS**

REALTY GROUP

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**156 Walden Lane SE**  
**Calgary, Alberta**

**MLS # A2303203**

**\$449,900**



<b>Division:</b>	Walden		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,335 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Tandem		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, See Remarks, Underground Sprinklers		

<b>Heating:</b>	Central, High Efficiency, 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>	\$ 327
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	M-G d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

Stunning Brand-New Townhome in Walden | 3 Bed, 2.5 Bath | Tandem Double Garage Location: Walden Community, SE Calgary  
Property Type: 2-Story Townhouse Condo (New Build) Bedrooms: 3 | Bathrooms: 2.5 Welcome home to this immaculate, newly built townhome in the highly sought-after, nature-inspired community of Walden! Offering the perfect blend of modern luxury and everyday practicality, this stunning 3-bedroom, 2.5-bathroom property is completely move-in ready and waiting for you. The Main Level: Open Concept Living Step into a bright, airy, and thoughtfully designed main floor that is built for both entertaining and relaxing. • Gourmet Kitchen: The heart of the home features pristine new appliances, ample cabinetry, and a large island—perfect for meal prep, morning coffee, or gathering with friends. Enjoy outdoor living with a raised deck off the kitchen. • Dining & Living Rooms: The kitchen flows seamlessly into a spacious dining area and a sun-drenched living room, creating a wide-open, welcoming space. Also a conveniently located large front patio enclosing the front entrance. • Convenience: A stylish half-bathroom is tucked away on the main floor for your guests. The Upper Level: Your Private Retreat Head upstairs to find a thoughtfully laid-out sleeping quarters designed for maximum privacy and comfort. • Primary Suite: A spacious primary bedroom complete with large windows, a generous walk-in closet, and a private, beautifully finished en-suite bathroom. • Additional Bedrooms: Two more well-appointed bedrooms that are perfect for children, a home office, or guest rooms. • Second Full Bath: A centrally located 4-piece bathroom serves the secondary bedrooms. • Upper-Floor Laundry: Conveniently located right by the bedrooms, saving you from hauling baskets up and down the

stairs! The Ground Level: Ultimate Convenience • Tandem Double Garage: Say goodbye to scraping ice off your windshield! This home features a highly coveted drive-under tandem double garage. It offers secure parking for two vehicles plus extra room for storage, bikes, or a workbench. The Community: Life in Walden, SE Calgary Walden is celebrated for its modern architecture, extensive network of walking paths, and beautiful parks. You'll be steps away from the new Township shopping center, local grocery stores, coffee shops, and fantastic dining. With quick access to Macleod Trail and Stoney Trail, your daily commute or weekend escape to the mountains is a breeze. \_\_\_\_\_ Don't miss out on the opportunity to be the first to live in this gorgeous new condo! Contact us today to schedule your private showing! Please note realtor has an interest in the property