



**46 Walden Road SE  
Calgary, Alberta**

**MLS # A2304645**



**\$620,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,491 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	N/A		

Welcome to one of the most customized homes on the block! This thoughtfully adjusted floor plan features 10-foot ceilings on the main level, creating a rare, open-concept space perfect for cooking, dining, and relaxing. The spacious kitchen is designed to impress, showcasing a high-end modern sink and a large island that’s ideal for both everyday living and entertaining. Upstairs, you’ll find a full bathroom (never used!), two generously sized bedrooms, and a conveniently located laundry room—an uncommon and highly desirable feature in this area. The expansive primary suite includes a walk-in closet and a luxurious 4-piece ensuite, complete with a deep soaker tub and a separate stand-up shower. The undeveloped basement offers endless potential for future development, while currently providing a wide-open storage area. The furnace and mechanical/electrical systems have been strategically placed in the northwest corner to maximize usable space and minimize noise throughout the home. Additional upgrades include a best-in-class Kineticco water softener, delivering silky-smooth water throughout, along with a brand-new water heater and upgraded hail-resistant shingles to help protect your investment. The garage truly deserves its own spotlight. This fully finished, oversized double garage is a dream workshop. Built with an engineered slab (10-inch thick perimeter and 8-inch interior), it’s designed to support a vehicle lift and comfortably accommodate two full-size trucks—or even three with a lift—while still leaving ample workspace. Outfitted with 60-amp service, the garage includes extensive wiring for shop use, a 240V outlet, and multiple 15-amp bench plugs. Upgraded lighting features dedicated workbench lighting, attic lighting, and exterior deck and alley accent lighting, all on separate switches for easy home

automation integration. It's also pre-wired for an alarm system and PoE camera surveillance. Even the construction stands out: 6-inch thick insulated walls with Rockwool insulation, a 6-mil vapor barrier, and 2 layers of house wrap make the space exceptionally quiet—nearly soundproof. Additional highlights include upgraded LVL framing, a premium R-18.4 garage door, high-capacity storage shelving, and dual attic access points for convenience. Nearly every detail of this home reflects custom design, thoughtful upgrades, and exceptional care. And the location? With quick access to shopping, schools, and major Calgary routes, your daily commute is effortless. Don't miss this rare opportunity to become the second owner of a pristine, meticulously designed home.