



177 Walden Manor SE
Calgary, Alberta

MLS # A2308308



\$599,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,404 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Bar Refrigerator, Basement Refrigerator

Welcome to 177 Walden Manor SE - a beautifully maintained and thoughtfully updated home located in the sought-after community of Walden. Offering over 1,400 sq. ft. of living space above grade, plus a fully developed basement, this 4-bedroom, 3.5-bathroom home combines modern finishes, functional design, and exceptional versatility for everyday living. Step inside to an inviting open-concept main floor, highlighted by rich hardwood flooring and contemporary updates throughout. The spacious living and dining areas flow seamlessly together, creating the perfect setting for both relaxing and entertaining. At the heart of the home is a stylish kitchen featuring modern finishes, ample cabinetry, a pantry, and generous prep space. A convenient 2-piece powder room, functional mudroom, and additional storage complete the main level. Upstairs, the primary suite offers a comfortable retreat with a private 4-piece ensuite and plenty of closet space. Two additional bedrooms and another full 4-piece bathroom provide flexibility for family, guests, or a home office setup. The fully developed basement expands your living space with a large recreation room, wet bar, fourth bedroom, and a 3-piece bathroom - ideal for entertaining, hosting guests, or creating a private lower-level retreat. A dedicated laundry room and additional storage space add to the home's practicality and convenience. Situated on a desirable corner lot, the exterior offers both space and functionality. Enjoy a large backyard perfect for summer gatherings, along with a double detached garage providing secure parking and additional storage. Located in the vibrant and amenity-rich community of Walden, this home is just moments from parks, pathways, ponds, shopping, restaurants, coffee shops, schools, and transit. With easy access to Fish Creek Provincial Park, Macleod Trail, and Stoney Trail, this

location offers the perfect balance of nature, convenience, and connectivity in one of Calgary's fastest-growing southeast communities.