



**296 Walden Parade SE
Calgary, Alberta**

MLS # A2309067



\$679,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,086 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: Fire Table, Projector Screen, Bike Hooks in Garage can all stay

3 BEDROOMS | 2 1/2 BATHROOMS | 2-STOREY | 2,085 SQFT | DOUBLE ATTACHED GARAGE | SOUTH FACING BACKYARD | NO REAR NEIGHBOURS |Welcome to this beautifully maintained family home in the heart of Walden, offering over 2,000 sqft of thoughtfully designed living space with 3 bedrooms and 2.5 bathrooms. Perfectly located on a quiet street with no rear neighbours and a large south-facing backyard, this home provides privacy, functionality, and a fantastic lifestyle close to all amenities. Step inside to a bright and open main floor featuring a modern layout designed for everyday living and entertaining. The spacious kitchen is the heart of the home, complete with quartz countertops, a large island with seating, gas stove, and a convenient pantry for added storage. The kitchen flows seamlessly into the dining and living areas, creating a warm and inviting space filled with natural light. Just off the dining room, you’ll find access to the backyard featuring a pergola, BBQ gas line, and fire table, perfect for enjoying summer evenings. The main floor also includes a mudroom with access to the double attached garage and a convenient 2-piece bathroom, adding everyday functionality. Upstairs, you’ll find a spacious bonus room, ideal for family movie nights or a play area. The primary suite offers a relaxing retreat with a large walk-in closet and a 5-piece ensuite featuring dual vanities. Two additional bedrooms, a full 4-piece bathroom, and a dedicated laundry room complete this level. The unfinished basement offers incredible potential with a large open layout, ready for your personal touch to create additional living space, a home gym, or recreation area. Additional features include central air conditioning (2023), new hot water tank (2025), water softener, CAT5 wiring, and irrigation system. Located just minutes from Township Shopping

Centre, with easy access to groceries, dining, shopping, schools, parks, golf, transit, and major roadways, this home offers the perfect balance of convenience and lifestyle. Perfect as your first home or for a growing family, book your showing today!