



**71 Walden Manor SE**  
**Calgary, Alberta**

**MLS # A2312390**



**\$745,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,481 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this beautifully maintained and exceptionally spacious family home in the sought-after community of Walden! Offering over 3,500 sq ft this impressive 6-bedroom, 3.5-bathroom home delivers the perfect blend of comfort, functionality, and style for growing families. From the moment you walk in, you are welcomed by a bright and inviting open-concept layout, enhanced by large windows throughout that fill the home with natural light. The spacious main floor is thoughtfully designed for both everyday living and entertaining, featuring generous living and dining spaces seamlessly connected to the kitchen &mdash; perfect for gathering with family and friends. Convenience meets functionality with versatile main floor office/flex room for those working from home along with a spacious main floor laundry room and plenty of room for busy family life. Upstairs, you'll find 4 generously sized bedrooms, including a spacious primary retreat, along with a large bonus room ideal for movie nights, a kids' hangout, or additional family living space. The fully finished basement expands your living options even further with two additional bedrooms, a full bathroom, and a versatile flex room that can easily be used as a home office, kids' playroom, home gym, hobby space, or guest area &mdash; adapting to your family's changing needs or multi-generational living. Step outside to enjoy the large backyard, offering plenty space for kids, pets and the outdoor entertaining. Complete with a double attached garage, this move-in ready home truly checks all the boxes. Ideally located within walking distance to Gates of Walden, you'll enjoy easy access to shopping, restaurants, grocery stores, banks, coffee shops, fitness amenities, and everyday conveniences. A rare opportunity to own a spacious, well-appointed home in one of

Calgary's most family-friendly communities!