



**55 Walden Place SE  
Calgary, Alberta**

**MLS # A2317226**



**\$810,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,269 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Microwave, Washer, and Dryer in Basement, TV Wall Mount

Welcome to this exceptional fully developed two-storey home located on a quiet street in the highly sought-after community of Walden. Offering over 3,000 sq. ft. of thoughtfully designed living space, this impressive residence features 5 bedrooms, 4 bathrooms, a double attached garage, and a fully finished walk-out basement with an illegal suite. Step inside to discover a bright and inviting open-concept main floor highlighted by rich hardwood flooring and an abundance of natural light from the large south-facing windows. The spacious living room provides the perfect setting for relaxing or entertaining, while the beautifully appointed kitchen showcases dark wood cabinetry, granite countertops, stainless steel and built-in appliances, and a large central island. A convenient spice kitchen adds both functionality and versatility for home chefs. The dining area seamlessly connects to the expansive rear deck, creating an ideal indoor-outdoor living experience. Whether hosting summer barbecues, entertaining guests, or simply enjoying warm evenings outdoors, this space is designed for enjoyment. Upstairs, you'll find a generous bonus room perfect for family movie nights, a play area, or a home office. The upper level also offers three spacious bedrooms, including a luxurious primary retreat complete with a walk-in closet and a private 4-piece ensuite. An additional 4-piece bathroom and upper-floor laundry add everyday convenience. The fully finished walk-out basement is thoughtfully designed with its own kitchen, comfortable living area, two additional bedrooms, and a 4-piece bathroom. This flexible space is ideal for multi-generational living or guests. Outside, the private backyard is beautifully landscaped and features a patio area, secure fencing, and plenty of room for outdoor activities. The double attached garage and large driveway provide ample parking for

multiple vehicles. Perfectly situated close to schools, playgrounds, shopping, restaurants, and everyday amenities, this home also offers quick access to Macleod Trail and Stoney Trail, ensuring an easy commute throughout the city. If you're searching for the perfect place to call home, this exceptional family residence is sure to impress. Don't miss your chance to own this outstanding home in one of Calgary's most desirable communities. Schedule your private showing today.