



34 Walden Lane SE
Calgary, Alberta

MLS # A2326093



\$428,800

Division:	Walden		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,247 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 327
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 34 Walden Lane – the perfect blend of modern comfort, convenience, and natural beauty. Situated in the highly desirable community of Walden, this beautiful 3-bedroom townhouse offers an exceptional opportunity for first-time buyers, growing families, or those looking to downsize without compromising on quality. As you step inside, you will immediately notice the thoughtful upgrades and pride of ownership throughout. The open-concept main floor features durable vinyl plank, recessed lighting, and large windows that flood the space with natural light. The heart of the home is the upgraded kitchen, complete with beautiful cabinetry, stone countertops, stainless steel appliances, and counter space ideal for meal prep and casual entertaining. The adjoining living and dining areas flow seamlessly together, offering a highly functional layout for everyday living. One of the standout features of this property is its prime location. Step out the back door and enjoy the peace and privacy of backing directly onto a beautifully maintained green space and walking path system. Whether you are enjoying your morning coffee on the back deck or watching the beautiful colors of sunset, this outdoor extension of your home provides an escape from the hustle and bustle. Upstairs, the home continues to impress with three spacious bedrooms and highly functional features. The primary suite serves as a comfortable retreat, complete with a generous closet and its own private 4-piece ensuite. Two additional well-proportioned bedrooms offer excellent versatility for children, guests, or a dedicated home office, and are serviced by a second full 4-piece bathroom. For ultimate everyday convenience, the laundry facilities are thoughtfully located on this upper level. The partially finished basement offers excellent flexibility to suit your lifestyle. Currently

configured as a functional recreation or media room, this level also features a stylish powder room for guests and convenience. Additionally, thoughtful space has been left to easily add a full-size shower in the future if desired, all while retaining plenty of room for utility and storage. Location Highlights: 1) Nature at Your Doorstep - Backs directly onto community green space and paved pathways. 2) Unmatched Convenience - Located just minutes from the Gates of Walden shopping complex, offering quick access to grocery stores, restaurants, cafes, banks, and essential services. 3) Easy Commuting - Excellent access to Macleod Trail, Stoney Trail, and nearby transit options for an easy commute anywhere in Calgary. This property represents an incredible middle-ground home, combining low-maintenance townhouse living with the premium feel of upgraded finishes and a scenic backyard view. Don't miss your chance to join this vibrant, established community. Book your private viewing today!