



GRASSROOTS

REALTY GROUP

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148 Walden Square SE
Calgary, Alberta

MLS # A2326372



\$709,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,178 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Interior Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

****PRIME SOUTH-FACING BACKYARD | FRESHLY PAINTED | OVER 3,000 SQ. FT. OF DEVELOPED LIVING SPACE | PROFESSIONALLY FINISHED BASEMENT | BUILT BY HOMES BY AVI**** Welcome to this meticulously maintained home, perfectly situated on a premium south-facing traditional lot, offering over 3,000 sq. ft. of beautifully developed living space. Built by the renowned Homes by Avi, this home showcases one of the builder's most sought-after floor plans, thoughtfully designed for both comfortable family living and effortless entertaining. The inviting main floor features a private den/home office, Luxury Vinyl Flooring, ceramic tile, and a bright open-concept layout. The gourmet kitchen is beautifully appointed with quartz countertops, a gas stove, a Bosch dishwasher, stainless steel appliances, a garburator, a convenient walk-through pantry, and an abundance of cabinetry and counter space. The adjacent dining area opens directly onto the rear deck, creating a seamless transition between indoor and outdoor living. Upstairs, you'll find a spacious bonus room, a luxurious primary retreat complete with a large walk-in closet and a spa-inspired 5-piece ensuite, along with two additional generously sized bedrooms, a full bathroom, and a conveniently located laundry room. The professionally finished basement offers a massive recreation/media room with pre-wiring for a projector and surround sound system, making it the perfect space for movie nights and family gatherings. The basement bathroom also includes a ****shower rough-in****, offering excellent flexibility for future development. This exceptional home has been extensively updated over the years, including: Central Air Conditioning (2025), Permanent Exterior LED Lighting (2025, Upgraded Window Blinds Throughout (2024), Gas Hot Water Tank (2023), Major Kitchen Appliances (2022),

Garage Door (2022), Luxury Vinyl Flooring (2021), New Roof & Vinyl Siding (2021), Kinetico 3-in-1 Water Filtration & Water Softener System (2021). Ideally located just minutes from the scenic pathways of Fish Creek Provincial Park, as well as schools, shopping, public transit, and major roadways including Stoney Trail and Macleod Trail, this home offers the perfect balance of convenience and lifestyle in one of Calgary's most desirable and fastest-growing southeast communities. Call today for more information or to book your private showing!