



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

88 Walden Gardens SE
Calgary, Alberta

MLS # A2328802



\$605,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,383 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions:	Hot Tub
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This beautifully updated, detached home in Walden offers the perfect blend of modern upgrades and low-maintenance living on a quiet street close to parks, shopping, and the mountains. Equipped with central A/C for total summer comfort and features a massive, oversized double detached garage that provides exceptional security, storage, and parking. A welcoming, spacious living room flows into a massive kitchen with a large breakfast island. Upper Level includes a huge primary bedroom with a walk-in closet, two additional bedrooms, and an oversized full bathroom. Exterior Boasts a zero-maintenance backyard with a durable deck, eliminating any need for lawn care. A partially finished basement features a full bathroom and the open area is perfect for a home office, personal gym, or recreation room. Book your showing today!