



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

70 Walden Manor SE
Calgary, Alberta

MLS # A2332318



\$595,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,456 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	Attached Wall Shelves (ALL)		

Welcome to this beautifully maintained, move-in ready home in the highly sought-after community of Walden! With just over 2,100 sq. ft. of developed living space this home offers 3 bedrooms, 2.5 bathrooms, a fully finished basement, brand-new carpet, and a double detached garage, this home offers the perfect blend of style, comfort, and functionality for today's family. Step inside to a spacious and welcoming front entry that leads into a bright, open-concept main floor designed for both everyday living and entertaining. The inviting living room is centered around a stunning gas fireplace, flowing seamlessly into the dining area and the well-appointed kitchen. You'll love the granite countertops, large centre island, abundant cabinetry, spacious pantry, and the added peace of mind knowing all kitchen appliances, plus the washer and dryer, were replaced in 2025. Throughout the home, you'll appreciate the wired-in speaker system, adding the perfect touch for entertaining or simply enjoying your favourite music. A convenient 2-piece powder room and an office nook complete the main level. Step outside and enjoy your private south facing backyard oasis featuring a large deck with a natural gas BBQ hookup, plenty of green space for children and pets to play, and the added convenience of hot and cold exterior water taps, perfect for gardening, washing the car, or rinsing off after outdoor adventures. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and private ensuite, along with two additional bedrooms and a 4-piece bathroom. The fully finished basement expands your living space with a large recreation room, a versatile flex room ideal for guests, gym, or hobby space, plus ample storage to keep everything organized and a wet bar rough-in, giving you the opportunity to customize the space into the ultimate

entertainment area. Located in the vibrant community of Walden, you'll enjoy kilometres of scenic walking and cycling pathways, beautiful parks and playgrounds, nearby schools, shopping, restaurants, and everyday amenities. With quick access to Macleod Trail, Stoney Trail, and Deerfoot Trail, commuting throughout Calgary is convenient and efficient. With brand-new carpet, major appliances replaced in 2025, and nothing left to do but move in, this exceptional home is ready to welcome its next family. Don't miss your opportunity to make it yours!