



GRASSROOTS
REALTY GROUP

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35 Walden Mount SE
Calgary, Alberta

MLS # A2332613



\$749,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,973 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher; Dryer; Glass Top Electric Stove w/ Dual Door Convection Oven; Microwave; Range Hood; Refrigerator; Washer; Window Coverings; Garage (2) Controls; Garage Door Opener; Air Conditioner; Humidifier; Water Softener; Electric Fireplace w/ Remote; TV Mounts in Master & Upper Bedrooms; Front Entry Closet

DISCOVER this beautiful 4 Bedroom Home tucked in a quiet cul-de-sac offering over 2600 sq. ft. of exceptional living space in the desirable Walden Community. Entry on the main level offering a bright & functional open concept layout made especially for everyday living. Step inside on hardwood flooring to a spacious living room filled with natural light, an inviting atmosphere of warmth from gas fireplace and 9ft ceilings. Stylish 2pc bath decorated in black & white wallpaper and two spacious coat closets on main level. The dream gourmet kitchen showcasing granite countertops, large island with seating ideal for family life & entertaining; abundance of raised white cabinets upper to ceiling and TWO pantries with ample storage; stainless steel appliances; chimney-style hood fan; and tiled backsplash. Separate Circuit 30AMP/240V on main floor. Also displayed is a generous & bright dining area with patio door to outside 2-tier decks; upper deck enjoying barbecues [gas line to BBQ] & warm evenings with abundant green space seen allowing for unobstructed view & privacy. Steps leading down to the lower wooden deck to fully fenced & landscaped backyard showcasing a fire pit stoned area for those cozy outdoor nights with family & friends. Upper level displays generous central bonus room for family living watching TV, video games, etc. Two additional bedrooms; 4pc bathroom & convenient laundry room with rough-in plumbing for potential sink. Master retreat with walk-in-closet; luxurious spa 5pc bathroom with soaker tub, shower & dual quartz sinks. Professionally finished walk-out basement offers a 4th bedroom, Barn doors leading into a 5th bedroom or office/den; 4pc bathroom; recreational game room & direct access to the backyard. Also has a Heat Recovery (HRV) ventilation system improving air quality & reducing heating costs and managing moisture.

Double attached garage provides secure parking and additional storage space. Upgrades include the installation of new hot water tank in 2021, Air Conditioning in 2023, New Garage Door Springs in 2026 and New Smoke Detectors in 2026. Prime location close to schools, parks, golf course, shopping centers, transit, walking paths, Walden Pond and South Health Campus. Fantastic neighborhood that offers space, comfort & amazing entertaining features inside and out. "A MUST SEE!! THIS IS THE ONE 'YOU WILL CALL HOME!!"