



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 Walden Drive SE
Calgary, Alberta

MLS # A2333788



\$525,000

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,307 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well-maintained, fully finished four-bedroom, three-and-a-half-bathroom home in the desirable community of Walden + is ready for quick occupancy The main floor offers a bright, functional open-concept layout with a welcoming front entry, convenient coat closet, spacious living room, dining area, + kitchen, all filled with natural light from the large windows. Upstairs, you'll find three bedrooms, including a generous primary suite complete with a walk-in closet + private ensuite, plus an additional full bathroom. The fully finished basement adds even more versatile living space with a recreation room, fourth bedroom, + another full bathroom—ideal for guests, a home office, or a growing family. Outside, enjoy the fully fenced backyard + the convenience of a double detached garage. Located close to parks, pathways, schools, shopping, restaurants, + the growing Township shopping district, with quick access to Macleod Trail, Stoney Trail, + the South Health Campus. This home offers a great balance of comfort, convenience, + location.