



GRASSROOTS
REALTY GROUP

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39 Walcrest View SE
Calgary, Alberta

MLS # A2335290



\$685,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,089 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Modern design meets everyday function in this move-in ready home tucked into a quiet pocket of Walden, where scenic pathways, parks and ponds connect the community while shopping, restaurants and everyday conveniences are just minutes away. Nearby Legacy and the growing Township Shopping District place groceries, dining, services and more within easy reach, creating a lifestyle that balances peaceful surroundings with exceptional convenience. Gather with family and friends in the bright open-concept main floor where 9' ceilings and hardwood flooring create an airy, welcoming atmosphere. Extra windows fill the living room with natural light, making it an inviting place to relax or entertain. Share meals in the dining area while taking in views of the backyard before moving into the timeless white kitchen, where quartz countertops, stainless steel appliances, a pantry and a large centre island keep everyday life organized and connected. A convenient powder room completes the main level. Spend evenings together in the upper bonus room, where oversized windows brighten movie nights, games or quiet downtime. Retreat to the oversized primary bedroom, where additional windows enhance the sense of space while a walk-in closet and 4-piece ensuite with quartz countertops add comfort to your daily routine. Family or guests will appreciate 2 more generously sized bedrooms, another 4-piece bathroom with quartz countertops and the convenience of upper-level laundry. Personalize the unfinished basement to match your lifestyle, whether you envision a home gym, recreation room, office or extra living space as your needs evolve. Outside, the large deck sets the stage for summer barbecues, morning coffee or unwinding at the end of the day while the spacious grassy yard leaves plenty of room for children and pets to play. An insulated and drywalled double attached

garage adds everyday practicality. Vinyl plank flooring is included with samples available at the time of viewing. Clean, neutral finishes throughout create an ideal canvas for your own style, allowing you to move in immediately while making the space uniquely yours over time.