GRASSROOTS REALTY GROUP

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314 Walcrest Way SE
Calgary, Alberta

MLS # A2336270

$749,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,457 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Wall Mount on Main Level

Welcome to 314 Walcrest Way SE - a beautifully designed two-storey home offering over 2,450 sq. ft. of thoughtfully planned living space above grade. With 3 bedrooms and 2.5 bathrooms, this home delivers an exceptional blend of space, comfort, and functionality, perfect for families and those who love to entertain. Step inside to a bright, inviting main floor where the open-concept layout creates a seamless flow between the kitchen, dining, and living areas. The timeless white kitchen is truly the heart of the home, featuring a unique double island design, abundant cabinetry, generous counter space, and a well-appointed walkthrough pantry - ideal for both everyday living and hosting. The spacious dining area easily accommodates larger gatherings and connects effortlessly to the backyard through expansive sliding doors, creating a natural indoor-outdoor living experience. The great room offers a warm and comfortable setting, anchored by a central fireplace. On the upper level, a centrally located bonus room provides additional living space, perfect for relaxing, entertaining, or a family media area. The primary suite is a private retreat, featuring a walk-in closet and a well-appointed 5-piece ensuite with dual vanities, a soaker tub and a walk-in shower. Two additional bedrooms, each with a walk-in closet, a full bathroom, and a conveniently located laundry room with added storage and workspace. The unfinished basement presents a blank canvas, ready for your imagination. Whether you envision additional living space, a home gym, or a future development, the possibilities are wide open and rough-ins are in place. Outside, enjoy a generous backyard with a rear deck, offering the perfect space for summer evenings, entertaining, or simply relaxing outdoors. The fully landscaped and fenced backyard, along with custom window treatments throughout, offers significant savings

compared to a new home and provides a move-in-ready, like-new residence. Located in the growing community of Walden, this home is close to parks, pathways, ponds, and nearby amenities, providing a great balance of natural surroundings and everyday convenience. Combining thoughtful design, ample space, and a desirable location, this is a home you won’t want to miss.

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