



GRASSROOTS
REALTY GROUP

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149 Walden Parade SE
Calgary, Alberta

MLS # A2338317



\$589,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,261 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Vinyl Windows		

Inclusions: N/A

Welcome Home to Walden — Your Family's Next Chapter Begins Here! Nestled in the highly sought-after community of Walden, this warm and welcoming 4-bedroom & 3.5 Bath home is crafted for effortless family living and year-round entertaining. Step inside to a bright, open-concept main floor anchored by rich hardwood flooring and bathed in natural light. The chef-inspired kitchen is the true heart of the home, featuring premium stainless steel appliances, abundant cabinetry, sleek granite countertops, and an oversized breakfast bar that overlooks the spacious dining area. Upstairs, retreat to a serene primary suite complete with a generous walk-in closet and a private 4-piece ensuite. Two additional spacious bedrooms offer plenty of room for a growing family or a home office. The fully finished basement with one bed room and full bath & rough-in Kitchen expands your living space, making it the perfect haven for family movie nights, a home gym, or a kids' play area. Outside, enjoy summer barbecues and crisp autumn evenings under your covered deck in the fully fenced, professionally landscaped backyard, complete with a double detached garage. Don't miss this incredible turn-key opportunity—schedule your private viewing today!