



GRASSROOTS
REALTY GROUP

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157 Walden Park SE
Calgary, Alberta

MLS # A2340478



\$699,999

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,014 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Designed with modern family living in mind, this beautifully maintained home offers a bright, functional layout in a welcoming neighbourhood. Rich hardwood flooring and oversized windows enhance the main level, where a private front office provides an ideal space for working or studying from home. The inviting living room is anchored by a cozy fireplace and flows effortlessly into the dining area and well-appointed kitchen, complete with stainless steel appliances, a large centre island, ample cabinetry, and a convenient walk-through pantry. A practical mudroom and powder room complete the main floor. Upstairs, a spacious bonus room offers the perfect setting for movie nights or family relaxation, while the conveniently located laundry room adds everyday ease. The upper level features three generously sized bedrooms, including a comfortable primary retreat with a walk-in closet and private ensuite, along with a full bathroom for the additional bedrooms. The unfinished basement provides excellent potential for future development tailored to your needs. Outside, enjoy summer entertaining on the expansive deck overlooking a spacious yard with plenty of room for children, pets, or gardening. Complete with a double attached garage, this thoughtfully designed home delivers the space, comfort, and versatility today's families are looking for.