



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

92 Walcrest View SE
Calgary, Alberta

MLS # A2340609



\$1,049,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,443 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Insulated, See Remarks		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Remaining tv brackets		

Welcome to this exceptional 2-storey, high end home backing directly onto tranquil green space in desirable Walden. Built by long term and reputable California homes, this home was masterfully designed with 9-ft ceilings throughout, triple-glazed windows, air conditioning, permanent LED exterior trim lighting, and elegant exposed aggregate steps and side pathway leading to the basement separate entrance. The bright, open-concept main floor centres around a sunlit living room featuring a cozy fireplace and custom motorized curtains, alongside a gourmet kitchen with a massive single-piece granite island and a convenient butler's pantry with a sink. A dedicated den/office, a guest powder room with a walk-in shower, and a practical mudroom with built-in bench storage connecting to the double attached finished garage complete the main level. Upstairs, the vaulted primary sanctuary features motorized curtains, a spa ensuite with in-floor heating, dual vanities, granite counters, a skylight, walk-in shower, and soaker tub, all connected to a walk-in closet with direct access to the laundry room; two additional bedrooms with built-in window bench storage, a full bath with dual vanities, and a central bonus room round out the upper floor. Downstairs, the fully finished basement boasts two oversized bedrooms, a den, a full bath with a walk-in shower, a second laundry room with a sink, and a vast recreation room with a wet bar. Step outside to a fully fenced backyard with a deck, BBQ gas line, and a custom patio with a pergola and lighting, all ideally located near Walden Ponds, extensive pathways, playgrounds, schools, shopping, Fish Creek Provincial Park, and quick commuter routes. This home has it all!