



GRASSROOTS
REALTY GROUP

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245 Walcrest Way SE
Calgary, Alberta

MLS # A2343101



\$599,000

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,612 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, See Remarks, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this gorgeous well maintained up-to-date detached home, has fully developed basement located in the desirable community of Walden which is a well-planned municipal area, highly walkable, integrated with green spaces, trails, parks and dedicated playgrounds just at a short walk offering great paths for jogging / walking. The front and back yard is flooded with sunlight and remains warm in winter and pleasant in summer. This NW facing home by Truman has beautiful open concept, stylish layout, modern finishes, 9-foot ceilings, durable vinyl plank flooring, and huge windows that fill the home with natural sunlight. This pretty home features a spacious living area, dining space with high end island and has a 2-piece bathroom at main level. The fabulous kitchen is very lovely that is perfect for everyday living and entertaining like morning coffee or hosting lunch / dinner time barbecue. Upstairs, you'll find a spacious bonus room along with the master bedroom featuring large windows, a walk-in closet, and a 4-piece ensuite bathroom. Two additional bedrooms, full bathroom, and an upper-floor laundry area complete the second level. The fully finished basement has separate entrance with an additional bedroom, living room, kitchen and a 4-piece bathroom ideal for growing family. There is a detached garage conveniently good for two car spaces. This well priced house, detached double garage, featuring a fully developed basement by the Truman builder matching the quality of upper floor located in the vibrant community of Walden. This is the home you won't like to miss it, book your showing through your favorite realtor before its gone.