



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

125 Walden Square SE
Calgary, Alberta

MLS # A2347456



\$699,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,216 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this spacious and thoughtfully designed 5-bedroom, 4-bathroom home offering over 3,000 sq. ft. of developed living space in a convenient, family-friendly location. The bright main floor features an open-concept layout with a welcoming foyer, private den, upgraded fireplace, generous dining area, and a well-appointed kitchen with ample counter space, abundant cabinetry, walkthrough pantry, and practical mudroom, with a brand new roof. Upstairs offers three bedrooms, two full bathrooms, and a spacious bonus room, while the fully finished basement provides two additional bedrooms, a full bathroom, and a large family room—ideal for guests, teenagers, or extended family. Enjoy the landscaped backyard, double attached garage, and easy access to public transit, restaurants, shopping, banks, coffee shops, and everyday amenities. With its generous living space, flexible floor plan, and unbeatable convenience, this is a home that truly has room for everyone.