



**GRASSROOTS**  
REALTY GROUP

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**70 Walden Manor SE**  
**Calgary, Alberta**

**MLS # A2348683**

**\$579,900**

|                  |                                                                                   |               |                   |
|------------------|-----------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Walden                                                                            |               |                   |
| <b>Type:</b>     | Residential/House                                                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                                                          |               |                   |
| <b>Size:</b>     | 1,456 sq.ft.                                                                      | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 3                                                                                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Paved                   |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping |               |                   |

|                    |                                                                                                                                                       |                   |     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile, Vinyl Plank                                                                                                                   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                       | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                       | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                       | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Chandelier, Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound |                   |     |
| <b>Inclusions:</b> | Attached Wall Shelves (ALL)                                                                                                                           |                   |     |

**BIG SPACE. BIG DECK. DOUBLE GARAGE. FINISHED BASEMENT.** What more could you want? Welcome to 70 Walden Manor SE, where over 2,100 sq. ft. of developed living space gives you room to live, work, entertain and actually store your stuff. With 3 bedrooms, 2.5 bathrooms, brand-new carpet and major appliances replaced in 2025, this one is move-in ready and waiting for its next family. Step inside and you'll find a spacious entry leading to an open-concept main floor that just makes sense. The living room is anchored by a cozy gas fireplace, while the kitchen brings the goods with granite countertops, a large centre island, plenty of cabinetry and a spacious pantry. There's room for family dinners, morning chaos and everything in between. A convenient 2-piece bathroom and office nook round out the main floor. Now let's talk about the south-facing backyard, because Calgary sunshine is precious and this yard knows it. ?? A large deck with a natural gas BBQ hookup is ready for summer dinners, while the green space gives kids and pets room to do their thing. You've even got hot and cold exterior water taps, because apparently this house thought of everything. And yes; there's a double detached garage. Your cars, bikes, tools and approximately 47 things you swear you're going to use again someday finally have somewhere to live. Upstairs, the primary bedroom features a walk-in closet and private ensuite, along with two additional bedrooms and a 4-piece bathroom. Still need more space? Down we go! The fully finished basement offers a large recreation room, versatile flex space for guests, a gym, office or hobby room, plenty of storage and a wet-bar rough-in ready for whatever you have planned. You'll also find a wired-in speaker system, brand-new carpet and major kitchen appliances plus the washer

and dryer replaced in 2025. And then there's Walden itself, pathways, parks, playgrounds, shopping, restaurants and everyday amenities are all nearby, with convenient access to Macleod Trail, Stoney Trail and Deerfoot Trail. Over 2,100 sq. ft. developed. Finished basement. Double garage. South-facing backyard. Big deck. Move-in ready. Basically, the house understood the assignment. Come see it before someone else does.