



GRASSROOTS
REALTY GROUP

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86 Walden Crescent SE
Calgary, Alberta

MLS # A2349761

\$549,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,548 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Alley Access, Carport, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Storage shed, carport		

Prepare to fall in love! From the moment you arrive, this sweet home will capture your heart with its incredible curb appeal, beautiful landscaping and extensive stone detailing. Step inside and you will immediately appreciate the warmth and welcoming feel that make this house a home. Beautiful hardwood floors flow throughout the living room, dining room and kitchen, creating a seamless open concept design that is perfect for entertaining family and friends. The kitchen is sure to impress with gorgeous granite countertops, a large island, an abundance of cupboard and counter space, and a window overlooking your beautifully landscaped backyard. You will also appreciate the upgraded appliances, including a stove that is only a few months old, a dishwasher replaced within the last year and a microwave hood fan that is just three years old. The spacious dining area easily accommodates a large table, while the generous living room features a beautiful west facing picture window that fills the space with natural light. Convenient main floor laundry with upgraded washer and dryer and a two piece powder room complete this level. Head upstairs where you will discover a generous primary retreat featuring a large walk-in closet and a private four piece ensuite. The additional bedrooms are tucked away at the back of the home, all offering great space, and another full bathroom makes busy family mornings a breeze. The thoughtfully designed basement offers even more room to spread out! A comfortable family room is the perfect spot for movie nights, games or simply relaxing. Working or studying from home? The clever office nook is an added bonus. The massive utility room offers incredible storage and is currently being used as a workshop. Notice there is also air conditioning for the warmer months. Be sure to check out the fourth bathroom, which offers plenty of space to add

a stand-up shower should you wish to create another full bathroom. Now, let's talk about the backyard! The current owners have created an absolutely wonderful outdoor space. Beautiful landscaping surrounds a large deck that is just waiting for your morning coffee, summer barbecues and evenings spent with family and friends. A charming garden shed provides plenty of room for your tools and outdoor equipment, while the carport keeps your vehicle sheltered from the elements and a gate keeps it safe and secure. Beautiful inside and out, this lovingly maintained home offers the space, warmth and thoughtful details that make everyday living a pleasure. All that's missing is you!