



**GRASSROOTS**  
REALTY GROUP

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**32 Walden Place SE**  
**Calgary, Alberta**

**MLS # A2349782**



**\$989,000**

|                  |                                                                         |               |                  |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Walden                                                                  |               |                  |
| <b>Type:</b>     | Residential/House                                                       |               |                  |
| <b>Style:</b>    | Bungalow                                                                |               |                  |
| <b>Size:</b>     | 1,579 sq.ft.                                                            | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                                                  |               |                  |
| <b>Lot Size:</b> | 0.13 Acre                                                               |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Reverse Pie Shaped |               |                  |

|                    |                                                                                                                                                                                  |                   |     |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood                                                                                                                                                                         | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                                                                                                                                                                          | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                                                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                                                        | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar |                   |     |
| <b>Inclusions:</b> | NA                                                                                                                                                                               |                   |     |

Tucked away at the end of a quiet, exclusive cul-de-sac, this architectural masterpiece offers the ultimate private park-side lifestyle. Backing directly onto the serene greenspace of Walden Park, this sprawling 1,569 sq. ft. walkout bungalow delivers nearly 3,000 sq. ft. of meticulously maintained, carpet-free luxury. From the moment you enter, transom windows flood the home with natural light, guiding you past a private French-door den into a spectacular open-concept great room. The timeless white quartz kitchen, expansive dining area, and living room are anchored by a custom central fireplace and a striking wall of windows that frame unobstructed views of your private park setting. The main-floor primary retreat is a true sanctuary with a 4-piece spa ensuite and custom walk-in closet. Downstairs, the premium walkout level completely redefines basement living. Rich hardwood floors lead to a second living room with a gas fireplace and a full entertainment games zone, complete with a wet bar, dishwasher, and beverage fridge. Walk straight out to your covered aggregate patio and large, manicured yard—featuring a private gate that steps directly into the park. Complete with central A/C, a massive double garage, and low-maintenance exposed aggregate walkways, this home checks every single box for discerning buyers.