



GRASSROOTS
REALTY GROUP

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81 Walden Rise SE
Calgary, Alberta

MLS # A2349809



\$739,900

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Pie Shaped		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Granite Counters, Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: Shed

Classic Walk-Out Home on an Oversized Pie Lot in a Quiet Cul-De-Sac! Welcome to this classic walk-out home tucked away on a quiet, low-traffic cul-de-sac and backing directly onto a scenic walking path! Situated on an oversized, large pie-shaped lot, this property offers exceptional outdoor space, privacy, and serene green space views. The main level greets you with a welcoming foyer that flows seamlessly into an open-concept living room, a dedicated dining area, and a functional kitchen complete with a walk-through pantry. A convenient main floor 2-piece powder room completes this level. Upstairs, you will find a spacious central bonus room—ideal for family movie nights or a play space—alongside two generous secondary bedrooms and a full shared bathroom. The expansive primary suite serves as a luxurious private retreat, complete with a large walk-in closet and a spa-like ensuite featuring a deep soaker tub. The walk-out basement extends your living space with a fully finished open recreation area, a large bedroom/office, dedicated storage space, a utility room, and rough-ins for a future basement bathroom. Equipped with central A/C for warm summer days, this home blends space, location, and key features. Enjoy instant access to neighborhood walking trails, parks, schools, and local community amenities. Don't miss out—schedule your private showing today!