



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**26 WALDEN Close, Calgary T2X 0V8**

MLS® #: **A2122574**

Area: **Walden**

Listing Date: **04/18/24**

List Price: **\$984,889**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,391 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,685**  
Low Sqft:  
Ttl Sqft: **2,685**

DOM

**31**

Layout

Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Underground Sprinklers,Rectangular Lot**  
**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stucco,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`3" x 12`9"
Kitchen	Main	13`2" x 11`0"
Office	Main	9`1" x 9`11"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	9`7" x 12`11"
Bonus Room	Second	18`5" x 13`6"
Bedroom - Primary	Second	13`2" x 16`11"

Room	Level	Dimensions
Breakfast Nook	Main	13`10" x 10`11"
Living Room	Main	18`6" x 12`1"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	12`4" x 20`4"
Laundry	Second	9`1" x 6`0"
3pc Bathroom	Basement	0`0" x 0`0"

Game Room	Basement	25`10" x 42`7"	Storage Legal/Tax/Financial	Basement	7`0" x 7`11"
Title: <b>Fee Simple</b> Legal Desc:		Zoning: <b>R-1</b>			
	<b>1213535</b>			Remarks	
Pub Rmks:	<b>Welcome to this exquisite residence nestled in the coveted community of Walden! This vibrant neighborhood offers a plethora of amenities right at your fingertips, granting unparalleled access to major highways, shopping centers, parks, walking trails, schools, and much more. Step inside this stunning home to discover an inviting open-concept layout on the main floor, boasting a sophisticated formal dining area, a versatile office space, and a spacious living room adorned with a gas fireplace and custom accents, all under lofty 12-foot ceilings. Bright natural light flows through the living room featuring floor-to-ceiling windows, enhancing the ambiance and warmth of the space. The gourmet kitchen is a chef's dream, featuring Granite Countertops, Stainless Steel Appliances, a central island, and a convenient pantry. Adjacent, the breakfast nook opens onto a sun-drenched southeast-facing balcony, perfect for enjoying morning coffee. A striking accent staircase, visible from the top floor to the walkout basement, flows seamlessly to the upper level, adding architectural interest and elegance to the home. Upstairs, retreat to two additional bedrooms with the option to easily convert one into a fourth bedroom and a generous bonus room with its own west-facing balcony and a luxurious 4-piece bathroom. The expansive master suite includes a lavish 4-piece ensuite, complete with a soothing soaker tub, separate shower, and a spacious walk-in closet. The fully finished walk-out basement is an entertainer's delight, boasting a wet bar, a spacious recreation room, ample storage, and a modern 3-piece bathroom. Outside, the beautifully landscaped low-maintenance backyard boasts tranquility, as it overlooks green space, providing a serene oasis. Don't miss out on the opportunity to make this exceptional property your own. Call today to schedule your private viewing!</b>				
Inclusions: Property Listed By:	<b>N/A eXp Realty</b>				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

























