



THE A-TEAM

RE/MAX FIRST

55 WALDEN Place, Calgary T2X 1Y5

MLS@#: A2137419 Area: Walden Listing: 06/11/24 List Price: \$999,999
Status: Active County: Calgary Change: -\$200k, 24-Jun Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2017
Finished Floor Area
Abv Sqft: 2,259
Low Sqft:
Ttl Sqft: 2,259
Lot Sz Ar: 3,993 sqft
Lot Shape:

DOM

17
Layout
Beds: 5 (3 2)
Baths: 4.0 (4 0)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Yard,Front Yard,Underground Sprinklers
Park Feat: Double Garage Attached,Garage Door Opener,Insulated

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Lighting,Private Entrance,Private Yard

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

Kitchen Appl: Convection Oven,Dishwasher,Double Oven,Garage Control(s),Oven,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Window Coverings
Int Feat: Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Den, Bedroom, Bonus Room and Dining Room, Living Room, Spice Kitchen, Bedroom, Laundry, Furnace/Utility Room.

Kitchen With Eating Area
Bedroom
Storage
3pc Bathroom
4pc Ensuite bath

Lower
Lower
Lower
Main
Second

9`6" x 9`7"
9`4" x 9`10"
3`5" x 5`9"

Family Room
Bedroom
Storage
4pc Bathroom
4pc Bathroom

Lower
Lower
Lower
Second
Lower

10`1" x 13`6"
9`4" x 9`9"
3`7" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1413108

Zoning:
R-1

Remarks

Pub Rmks:

Presenting 55 Walden Place - an executive, beautifully appointed home with over 3300 square feet of living space over three levels. Inside this home, natural light floods the open concept formal and casual living areas boasting 9 foot ceilings throughout and a cozy gas fireplace. A modern kitchen features an island, dual ovens and a massive spice kitchen and pantry. Off the main living space on the main floor, you'll find a private office/ den/ playroom. The upstairs primary bedroom is huge with a luxurious 4 piece ensuite and large walk in closet. 2 more bedrooms, another 4 piece bathroom, upstairs laundry and bonus room complete this space for your growing family. Downstairs features a walkout basement with a private entrance, 2 more bedrooms, kitchen and laundry. This large, elegant home is on an exclusive, quiet street, yet close to all amenities of Walden. Don't miss this opportunity. Book a showing today!

Inclusions:
Property Listed By:

na
CIR Realty

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











