



THE
A-TEAM

**RE/MAX
FIRST**

34 WALDEN Crescent, Calgary T2X0S9

MLS®#: **A2155734**

Area: **Walden**

Listing Date: **08/07/24**

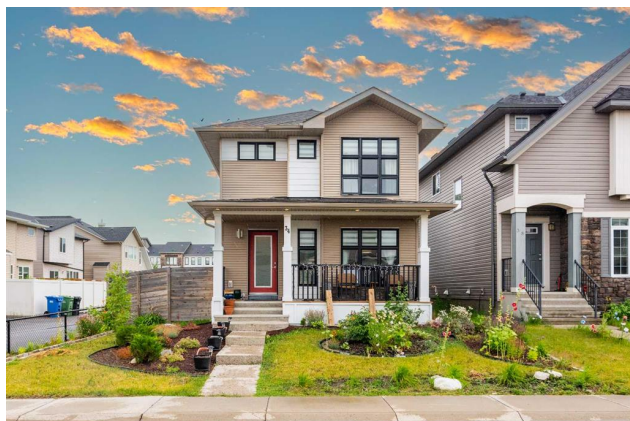
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **+\$100k, 16-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Finished Floor Area

Abv Sqft: **1,410**
Low Sqft:
Ttl Sqft: **1,410**

Lot Information

Lot Sz Ar: **3,519 sqft**
Lot Shape:

DOM

42
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Corner Lot,Paved,Rectangular Lot**
Park Feat: **Alley Access,None,Paved**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

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

Construction: **Concrete,See Remarks,Vinyl Siding**
Flooring: **Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`6"
Family Room	Basement	13`9" x 15`0"
4pc Bathroom	Upper	5`1" x 10`6"
Bedroom	Upper	9`10" x 9`0"
Bedroom - Primary	Upper	13`5" x 14`6"
Bedroom	Lower	11`11" x 7`7"
Office	Lower	5`6" x 4`3"

Room	Level	Dimensions
Dining Room	Main	12`11" x 7`6"
Kitchen	Main	14`10" x 11`9"
4pc Ensuite bath	Upper	6`10" x 7`11"
Bedroom	Upper	9`10" x 9`1"
3pc Bathroom	Lower	8`0" x 4`11"
Laundry	Lower	7`0" x 7`4"
Game Room	Lower	11`8" x 11`9"

Furnace/Utility Room

Lower

7' 4" x 7' 5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1113551

Zoning:

R-1N

Remarks

Pub Rmks:

Step into the perfect blend of style, comfort, and convenience with this fully developed single detached gem in the sought-after community of Walden! Boasting over 2,000 sq ft of well-designed living space, this home features 4 spacious bedrooms and 3 modern bathrooms, making it ideal for families of all sizes. Elegant Open-Concept Living: Experience the ease of modern living with an open layout that seamlessly integrates the kitchen, dining, and main living areas. The kitchen is a chef's delight, showcasing a generous granite island, pristine white cabinetry, and brand-new stainless steel appliances. A built-in desk offers a convenient spot for work or study right on the main floor. Luxurious Private Retreats: Upstairs, unwind in the master suite complete with a stylish 4-piece ensuite, while two additional well-sized bedrooms and a full bath offer comfort and privacy for family or guests. The fully developed basement expands your living space with a large bedroom, a 3-piece bath, and a versatile recreation area - perfect for movie nights or a home gym. Outdoor Bliss: The fenced backyard is a true oasis with ample room for a double detached garage, children's play area, or your gardening dreams. Prime Location: Convenience is at your doorstep with close proximity to public transportation, grocery stores, schools, and easy access to major routes including Macleod Trail, Deerfoot Trail, and Stoney Trail. Recent Upgrades: Enjoy peace of mind with a new washer, dryer, and hot water tank installed in 2024. Don't miss this opportunity to own a beautiful home in Walden. Schedule your viewing today and experience the perfect blend of luxury and practicality! Contact us now to make this house your home!

Inclusions:

n/a

Property Listed By:

eXp Realty

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



