



THE
A-TEAM

**RE/MAX
FIRST**

332 WALDEN Square, Calgary T2X0T8

MLS®#: **A2156189**

Area: **Walden**

Listing Date: **08/09/24**

List Price: **\$685,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **4,133 sqft**
Lot Shape:

Access:

Lot Feat: **Front Yard,Lawn,Garden,Private**
Park Feat: **Double Garage Attached**

DOM

40
Layout
Beds: **6 (3 3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Entrance,Private Yard,Storage**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`5" x 12`0"
Dining Room	Main	12`5" x 10`1"
Laundry	Main	12`7" x 8`3"
Family Room	Second	17`11" x 12`3"
Walk-In Closet	Second	8`10" x 4`4"
Bedroom	Second	11`8" x 9`7"
4pc Bathroom	Second	8`9" x 5`5"

Room	Level	Dimensions
Kitchen	Main	12`7" x 9`8"
Foyer	Main	11`11" x 4`7"
2pc Bathroom	Main	4`11" x 4`11"
Bedroom - Primary	Second	12`11" x 12`11"
5pc Ensuite bath	Second	11`7" x 9`1"
Bedroom	Second	11`8" x 9`7"
Bedroom	Basement	8`0" x 7`11"

Bedroom
Flex Space
3pc Bathroom

Basement
Basement
Basement

11`5" x 8`7"
7`4" x 6`6"
8`1" x 4`10"

Bedroom
Storage
Furnace/Utility Room

Basement
Basement
Basement

9`6" x 8`2"
8`5" x 4`6"
10`8" x 6`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1213245

Zoning:
R-1N

Remarks

Pub Rmks:

Experience living in this fully finished home featuring 6 bedrooms and 4 bathrooms, ideally situated just steps from a charming toddler park. The main floor offers a spacious and functional open layout, highlighted by a cozy great room with a gas fireplace, a feature coffered ceiling, a gourmet kitchen with a convenient eating bar, a large pantry, and a 2-piece bathroom—all complemented by beautiful hardwood floors throughout. Upstairs, you'll find a generously sized bonus room with a vaulted ceiling, a master suite complete with a walk-in closet and an ensuite with double vanity, a giant corner soaker tub, along with two additional bedrooms and a 4-piece bathroom. The lower level expands the living space with three more bedrooms, an office alcove, a cold room storage, and another 4-piece bathroom. The attached garage is fully insulated and drywalled, featuring extra height for added storage options and lots of shelving. The large deck and landscaped garden offer perfect outdoor space. With newer carpets (2 years old) throughout, a new roof (1 year old), and all newer appliances (4 years old), this home is move-in ready. Enjoy the convenience of easy access to major transportation routes and nearby amenities, including a 5-minute drive to the new Legacy Township Shopping Area, the river and Fish Creek Provincial Park. Don't miss the opportunity—schedule your showing today!

Inclusions:
Property Listed By:

NA
Century 21 Masters

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









