



THE
A-TEAM

**RE/MAX
FIRST**

88 WALDEN Parade, Calgary T2X 0Z6

MLS®#: **A2157953**

Area: **Walden**

Listing Date: **08/15/24**

List Price: **\$689,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,089 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,963**

Low Sqft:

Ttl Sqft: **1,963**

DOM

34

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Irregular Lot,Landscaped,Many Trees**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Garden**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener**
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`11" x 18`4"
Dining Room	Main	11`2" x 10`5"
2pc Bathroom	Main	3`7" x 9`1"
4pc Ensuite bath	Upper	9`3" x 8`8"
Bedroom	Upper	11`3" x 9`10"
Bonus Room	Upper	18`1" x 14`10"

Room	Level	Dimensions
Kitchen	Main	11`2" x 12`5"
Mud Room	Main	7`7" x 9`4"
Bedroom - Primary	Upper	13`6" x 14`11"
Bedroom	Upper	11`3" x 10`0"
4pc Bathroom	Upper	6`2" x 8`10"
Laundry	Upper	6`2" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1411742

Remarks

Pub Rmks:

Welcome to this stunning home, perfectly blending comfort, style, and functionality! As you approach the property, notice the beautifully landscaped front yard and the spacious double attached garage, fully insulated and drywalled for added convenience. Upon entering, you'll be greeted by the tiled foyer which seamlessly transitions into a warm glow of hardwood flooring that flows throughout the remaining main floor. The heart of the home, the kitchen is a culinary dream, boasting ample cabinet space, sleek stainless steel appliances, a gas stove, and gorgeous granite countertops for durability and style. It also features a spacious island with a double sink, perfect for food preparation and socializing. Water softener and Reverse Osmosis system for clean drinking water comes with the house. Cozy living room with a warm fireplace, perfect for chilly evenings. Sliding glass doors in the dining area lead seamlessly to the expansive deck, ideal for alfresco dining and outdoor entertainment. The deck features a gas line for your barbecue, making outdoor cooking a breeze. A convenient half bathroom on the main floor ensures guests feel welcome. Ascend to the upper floor, discover a versatile bonus room, ideal for a home office, playroom, or relaxation space. The primary bedroom is a serene retreat, complete with a 4-piece ensuite and a spacious walk-in closet. Two additional bedrooms and a 4-piece bathroom provide comfortable accommodations for family and friends. Conveniently located upstairs, the laundry room makes household chores effortless. Check out the 3D VIRTUAL OPEN HOUSE TOUR. The unfinished basement offers a blank canvas, awaiting your creative vision to transform it into a home gym, theatre, or hobby space. Recent upgrades include a new roof and siding (2022), ensuring the home's exterior is both durable and visually appealing. Trim lights in the soffit add a touch of modern elegance. Walden is a charming and relatively new community in Calgary, offering a blend of natural beauty, amenities, and convenience. It has natural surroundings as it is nestled near the Bow River and Fish Creek Provincial Park, providing easy access to trails, parks, and outdoor recreation. Community features playgrounds, parks, a community centre, making it great for families. It also is situated near Macleod Trail, providing easy access to downtown Calgary, shopping centers, and major highways. Lots of restaurants and shopping options nearby. This exceptional home offers the perfect blend of style, functionality, and convenience. Make it your dream home! Call your favourite Realtor to book a showing today!

Inclusions:
Property Listed By:

**Decorative Mirror next to the entrance door
Diamond Realty & Associates LTD.**

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









