



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**81 WALDEN Manor, Calgary T2X 0N1**

MLS®#: **A2160675**      Area: **Walden**      Listing Date: **08/28/24**      List Price: **\$695,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2011**      Abv Sqft: **1,908**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,037 sqft**      Ttl Sqft: **1,908**  
 Lot Shape: **32.7 ft x 144 ft**

DOM

**22**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached, Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:      Flooring: **Carpet, Ceramic Tile, Hardwood, Linoleum**  
 Ext Feat: **Private Yard**      Water Source:  
    Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 17`8"	Kitchen	Main	10`11" x 13`7"
Dining Room	Main	11`0" x 8`7"	Bedroom - Primary	Upper	12`6" x 15`1"
Bedroom	Upper	10`3" x 10`0"	Bedroom	Upper	11`4" x 10`1"
2pc Bathroom	Main	4`7" x 4`7"	4pc Bathroom	Upper	9`2" x 5`8"
5pc Ensuite bath	Upper	10`9" x 9`3"	Bonus Room	Upper	19`0" x 13`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0815456**

Zoning:  
**R-1N**

Remarks

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Pub Rmks: **Welcome to 81 Walden Manor SE! Boasting one of the Largest yards available in Walden. Backyard measures 65ft deep, Perfect for the avid gardener and growing family. Turn key property with All new Hardwood flooring and interior wall paint (July 2024). New Roof and Siding (Nov 2022). Open concept living. Full kitchen appliance package with convenient walk through pantry. Large island with Quartz counters throughout. Primary bedroom features a 5pc ensuite with make up counter. 2 additional bedrooms upstairs with generous Bonus room. Upper floor laundry conveniently located down the hall. Basement is unfinished awaiting your creative design. Back yard is pre wired for Hot tub! Storage Shed and Green house included. Great proximity to Shopping, Schools and all Amenities. Book your viewing today. Check out Virtual Tour.**

Inclusions: **Storage Shed, Green House**  
Property Listed By: **Grand Realty**

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