



THE
A-TEAM

**RE/MAX
FIRST**

133 WALDEN Parade, Calgary T2X 0Z8

MLS®#: **A2161221** Area: **Walden** Listing Date: **08/28/24** List Price: **\$584,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2015** Abv Sqft: **1,414**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,046 sqft** Ttl Sqft: **1,414**
 Lot Shape:

DOM

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

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Garden,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`8" x 8`10"	Living Room	Main	12`0" x 12`10"
Dining Room	Main	9`7" x 11`3"	Kitchen	Main	11`3" x 13`5"
Mud Room	Main	5`6" x 6`4"	Bedroom - Primary	Second	12`0" x 13`0"
Bedroom	Second	9`2" x 10`0"	Bedroom	Second	9`3" x 9`10"
Laundry	Second	4`5" x 5`9"	2pc Bathroom	Main	4`10" x 5`0"
4pc Ensuite bath	Second	6`6" x 8`2"	4pc Bathroom	Second	5`0" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1412929

Zoning:
R-1N

Remarks

Pub Rmks: **Nestled in the vibrant, family-friendly Walden community, this charming detached home, built in 2015, offers a perfect blend of comfort and elegance. The contemporary design features an open-concept layout with a spacious living area ideal for entertaining, and a well-equipped kitchen boasting stainless steel appliances and ample counter space. All lighting fixtures have been upgraded to bright flush mounts LED lighting, ensuring every room is cheerfully illuminated. This home includes three bedrooms and two-and-a-half baths, providing plenty of space for your family. The main living area is bright and inviting, with gleaming hardwood floors and granite kitchen countertops with an eat-in peninsula. Upstairs, the master bedroom features a 4-piece ensuite, accompanied by two additional bedrooms and another 4-piece bath. You'll love the double garage and the beautifully landscaped, fenced backyard, complete with vegetable garden and deck where you can sit down, unwind and look at the beautiful garden. The unfinished basement offers exciting customization possibilities to tailor the space to your needs. Walden is a fantastic community with parks, playgrounds, and scenic pathways, ideal for family walks, biking and outings. With nearby schools, shopping options, and convenient public transit, this home is an excellent choice for both families and professionals. Don't miss the opportunity to make this address your new home!**

Inclusions: **Refrigerator, Electric Stove/Range, Dishwasher, Microwave/Hood-fan, Garage Opener, Garage Control(s), Stackable Washer/Dryer, Window coverings - only blinds
Curtains excluded**

Property Listed By: **First Place Realty**

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









