

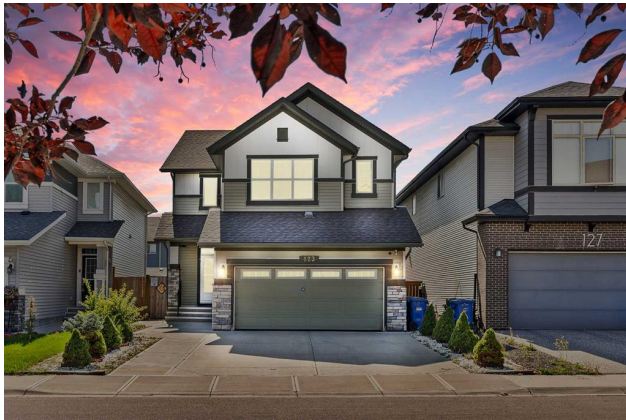


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**123 WALDEN Heights, Calgary T2X1Y4**

MLS®#: **A2162536**      Area: **Walden**      Listing Date: **09/10/24**      List Price: **\$809,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **4,025 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,408**  
 Low Sqft:  
 Ttl Sqft: **2,408**

DOM

**9**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 14`0"
Dining Room	Main	13`0" x 9`10"
Mud Room	Main	8`11" x 6`7"
Bedroom - Primary	Second	16`1" x 14`1"
Family Room	Second	20`5" x 13`11"
4pc Ensuite bath	Second	14`11" x 12`7"
Laundry	Second	10`11" x 5`8"

Room	Level	Dimensions
Kitchen	Main	13`8" x 13`0"
Den	Main	9`11" x 9`0"
2pc Bathroom	Main	8`3" x 2`9"
Bedroom	Second	12`11" x 11`7"
Bedroom	Second	12`10" x 10`0"
4pc Bathroom	Second	10`11" x 7`1"
Walk-In Closet	Second	8`8" x 6`4"

Game Room  
Bedroom  
Furnace/Utility Room

Basement  
Basement  
Basement

25`5" x 13`8"  
11`9" x 9`6"  
25`10" x 7`11"

Bedroom  
4pc Bathroom

Basement  
Basement

12`7" x 11`9"  
8`0" x 5`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1413108**

Remarks

Pub Rmks:

**Welcome to this stunning 5-BEDROOM, 3.5-BATHROOM detached home with a front-attached garage, located in the sought-after community of Walden, SE Calgary. With 3,414 SQFT developed space, this property offers everything a family needs to make it their forever home, packed with thoughtful features and luxurious touches. The main floor features a spacious living room with a cozy gas fireplace, seamlessly flowing into the dining area that overlooks the well-maintained backyard. The kitchen boasts stainless steel appliances and a walk-through Butler's pantry for extra storage. There's also a den/office, perfect for working from home. Completing the main floor is a half bath with a convenient pocket door. Heading upstairs, the upgraded wooden railing leads to a large bonus room with a ceiling fan—ideal for family movie nights or relaxation. The primary bedroom is a true retreat, featuring an enormous walk-in closet and a luxurious ensuite with a floating bathtub and separate standing shower. Two additional bedrooms also come with walk-in closets. This floor includes a common bath with a tub and a laundry room complete with a sink and shelving, making chores a breeze. The fully finished basement offers even more living space, including a spacious recreation room, two full-sized bedrooms, and a full bathroom, perfect for extended family or guests. This home stands out with impressive features like central air conditioning, an extra-wide driveway, upgraded lighting fixtures, and sturdy wire shelving throughout. The low-maintenance backyard is fully fenced and includes a spacious deck, perfect for entertaining or relaxing outdoors. The vibrant Walden community offers parks, Soccer & Baseball field, expansive pathway system allows residents to enjoy preserved trees, the Walden ponds, and Fish Creek Provincial Park. Two big commercial plazas on 194 Ave & 210 Ave offers essential medical, orthodontics, and wellness facilities as well as 100 retail shops, restaurants, and services. Easy access to 194 Ave, Macleod Trail, Stoney Trail & Deerfoot highway making connectivity to the rest of the city a breeze. Contact your preferred realtor today and schedule a showing to make this beautiful house your new home.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Central)**

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

