



THE
A-TEAM

**RE/MAX
FIRST**

116 WALDEN Lane, Calgary T2X 2A7

MLS®#: **A2162563** Area: **Walden** Listing Date: **09/05/24** List Price: **\$529,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,370 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,248**
 Low Sqft:
 Ttl Sqft: **1,248**

DOM

13
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Guest,Insulated,Tandem**

Utilities and Features

Roof: **Asphalt**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Humidifier,Induction Cooktop,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`10" x 13`2"	Living Room	Main	13`3" x 12`10"
Bedroom - Primary	Second	10`11" x 12`3"	4pc Ensuite bath	Second	10`1" x 4`10"
4pc Bathroom	Second	10`1" x 5`1"	Bedroom	Second	8`8" x 12`10"
Bedroom	Second	8`3" x 9`2"	Laundry	Second	0`0" x 0`0"
2pc Bathroom	Main	3`5" x 7`9"	Furnace/Utility Room	Lower	6`0" x 8`3"
Walk-In Closet	Second	0`0" x 0`0"	Foyer	Lower	3`8" x 12`4"
Entrance	Second	0`0" x 0`0"	Dining Room	Main	15`2" x 10`11"

Condo Fee:
\$229

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d44

Legal Desc: **1513112**

Remarks

Pub Rmks: **Introducing this brand-new, never-occupied townhouse located on a desirable corner lot in the family-friendly community of Walden. Designed with both style and functionality in mind, this 3 storey home offers an inviting open-concept floor plan that seamlessly connects the living room and kitchen area, with your balcony steps away, making it the perfect place for effortless entertaining! The kitchen is a chef's dream, featuring brand-new Whirlpool stainless steel appliances, quartz countertops and soft closing cabinets! The upper level is a sanctuary of comfort and privacy, boasting a spacious primary bedroom with soaring ceilings, a walk-in closet, and a luxurious 4-piece ensuite. Two additional generously sized bedrooms, another 4-piece bathroom, and a convenient laundry room complete the upstairs layout. One of the standout features of this property is the MASSIVE attached tandem garage, offering ample space for vehicles, storage, or a workshop. The home is also equipped with an advanced HRV (Heat Recovery Ventilation) system, ensuring a continuous flow of fresh air throughout the home. Walden being a vibrant and newly developed community, this townhouse is perfect for families or anyone looking for a modern lifestyle with easy access to parks, schools, and all the amenities you need. An exceptional opportunity awaits to claim this stunning property as your new home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Key**

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







