



THE
A-TEAM

**RE/MAX
FIRST**

132 WALCREST View, Calgary T2X 4G4

MLS® #: **A2163039** Area: **Walden** Listing **09/05/24** List Price: **\$1,225,000**
 Status: **Active** County: **Calgary** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,810 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,585**
 Low Sqft:
 Ttl Sqft: **2,585**

DOM

13
Layout
 Beds: **4 (4)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Private,Rectangular Lot,Views**

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Concrete,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`10" x 10`8"	Dining Room	Main	12`0" x 10`11"
Living Room	Main	20`5" x 14`4"	Office	Main	12`0" x 9`0"
Foyer	Main	9`4" x 9`0"	Bonus Room	Second	14`6" x 11`8"
Family Room	Basement	23`8" x 19`10"	Laundry	Second	7`5" x 5`8"

Storage	Basement	9`0" x 3`5"	Furnace/Utility Room	Basement	9`5" x 5`9"
Storage	Basement	7`10" x 7`1"	Mud Room	Main	6`11" x 6`8"
Bedroom - Primary	Upper	15`6" x 12`11"	Bedroom	Upper	13`7" x 11`10"
Bedroom	Second	12`0" x 10`1"	Bedroom	Second	11`7" x 11`3"
Kitchen With Eating Area	Basement	13`11" x 12`1"	2pc Bathroom	Main	5`0" x 5`0"
5pc Ensuite bath	Second	12`0" x 10`0"	4pc Bathroom	Second	10`0" x 4`11"
4pc Ensuite bath	Second	8`0" x 4`11"	4pc Bathroom	Basement	9`1" x 8`1"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **1712025**

Remarks

Pub Rmks: **Welcome to 132 Walcrest View, a striking masterpiece nestled within the prestigious enclave of homes located on the ridge in Walden. This estate backs directly onto the ridge and promises to leave a lasting impression with unparalleled vistas stretching from north to south! The breathtaking view captures foliage adorned with pathways and the sightline extends from here to capture the city skyline, a once in a lifetime landscape! This show home worthy estate, with its opulent finishes and custom design, transcends time and trends - a true classic! The tiled foyer welcomes you with a plethora of natural light and features an open-to-above staircase situated next to a sophisticated office. Walk through to your culinary retreat that is framed with extended cabinetry, featuring Carrera quartz, herringbone backsplash and the highest-class appliances including a five-burner gas range and built-in wall oven. A notable feature is the butler's pantry, elevated with built ins. A substantial island with seating room for four compliments this space! From here, the family room and formal dining offer shimmering vistas through the expansive triple pane windows, and from here you can access your back deck and revel in your serene oasis. The family room features a beautiful gas fireplace, and this room is so Grande in size, you can divide this space into two areas! The footprint of this home is larger than usual, and this maximizes your indoor potential, whilst the backyard emphasizes a 'low maintenance lifestyle' with the outdoor living area extended by the nature just steps away. This balance ensures the best of both worlds! Ascend the staircase, you'll find four bedrooms, a bonus room and a convenient upper laundry. Retreat to the lavish primary suite featuring breathtaking vistas, a boutique worthy dressing room and a five-piece spa with a soaker tub, lush shower and dual vanities. The upper has a rare 'second primary bedroom' with an ensuite, plus a four-piece bath shared between the other bedrooms! Descend the stairs to a fully developed illegal suite with its own private entrance, an ideal retreat for kids, in-laws, guests or tenants! This space is open concept in design and includes a full kitchen with professional appliances and a striking island all cohesive in design with the upper levels. This level has a family room and a recreational area that has space for a murphy bed or that can be converted into a fifth bedroom. A four-piece bath with dual vanities, in-floor heat and separate laundry completes the space! This extraordinary property has been finished unlike anything else in this community! Despite its secluded setting, this home offers easy access to amenities and quick access to the Rocky Mountains. You can 'Watch your kids to School' with the elementary coming soon. This estate is the crown jewel of Walden, as it integrates the natural beauty of the outdoors with refined indoor living and is waiting for a connoisseur of fine living to call it home!**

Inclusions: **Lower level refrigerator, dishwasher, stove, washer, dryer**
 Property Listed By: **Real Estate Professionals Inc.**

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











