



THE
A-TEAM

**RE/MAX
FIRST**

126 WALDEN Lane, Calgary T2X 0Z4

MLS®#: **A2163198**

Area: **Walden**

Listing Date: **09/05/24**

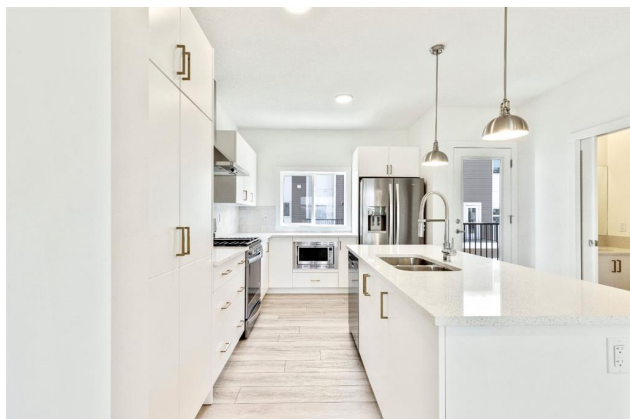
List Price: **\$519,900**

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: **139 sqft**
Lot Shape:

Access:

Lot Feat: **Front Yard**
Park Feat: **Double Garage Attached,Tandem**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Playground**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,See Remarks,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`6" x 8`10"	Living Room	Main	11`0" x 11`0"
Dining Room	Main	12`3" x 13`5"	Kitchen	Main	9`8" x 13`6"
Bedroom - Primary	Second	11`0" x 12`3"	Bedroom	Second	8`8" x 10`6"
Bedroom	Second	8`3" x 9`2"	Laundry	Second	3`4" x 3`5"
2pc Bathroom	Main	3`4" x 7`5"	4pc Bathroom	Second	5`2" x 10`1"
4pc Ensuite bath	Second	4`10" x 10`2"	Mud Room	Basement	3`8" x 12`3"
Storage	Basement	6`0" x 8`4"	Balcony	Main	5`7" x 7`1"

Condo Fee:
\$228

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G d44

Legal Desc: **1513112**

Remarks

Pub Rmks: **Welcome to this bright and inviting three-bedroom end-unit townhome, offering an abundance of natural light and a serene setting with both a front porch and a patio facing green space. This beautifully designed home provides the perfect combination of modern comfort and outdoor enjoyment. As you enter, you're greeted by an open-concept living space that benefits from large windows on three sides, flooding the home with sunlight throughout the day. The spacious living and dining areas flow seamlessly into a modern kitchen, equipped with stainless steel appliances, ample cabinetry, and stylish countertops - perfect for both everyday living and entertaining. The main level extends to a charming front porch and a private patio that overlook peaceful green space, providing a tranquil outdoor setting ideal for morning coffee or evening relaxation. Upstairs, the master bedroom serves as a private retreat, featuring a walk-in closet and an en-suite bathroom with modern fixtures. Two additional bedrooms are generously sized, offering flexibility for family, guests, or a home office. A second full bathroom serves these bedrooms, and the home includes a convenient half bath for guests on the main level. A unique feature of this home is the tandem garage, offering ample space for two vehicles and additional storage, ensuring all your parking and storage needs are met. With its prime location, modern amenities, and outdoor spaces that offer privacy and scenic views, this end-unit townhome is a perfect blend of style, space, and tranquility. Don't miss the opportunity to call this beautiful property your new home!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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



