

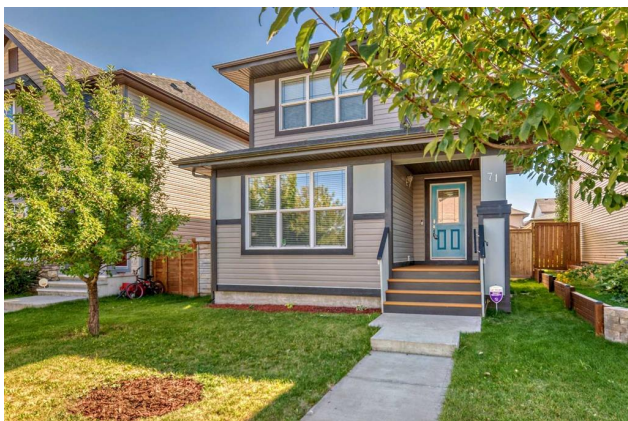


THE
A-TEAM

**RE/MAX
FIRST**

71 WALDEN Road, Calgary T2X0N6

MLS® #: **A2163452** Area: **Walden** Listing Date: **09/06/24** List Price: **\$629,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 City/Town: **Calgary**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **3,315 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,724**
 Low Sqft:
 Ttl Sqft: **1,724**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Treed**
 Park Feat: **Double Garage Detached,Garage Faces Rear,Outside,Oversized**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	11`2" x 13`5"	2pc Bathroom	Main	5`9" x 4`9"
Bedroom	Second	11`4" x 8`11"	Bedroom	Second	9`5" x 9`2"
Kitchen	Main	8`6" x 13`1"	4pc Bathroom	Second	8`0" x 5`6"
5pc Ensuite bath	Second	8`11" x 9`1"	Den	Main	9`8" x 13`5"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R-1N

0915329

Remarks

Pub Rmks:

This stunning, modern property offers a perfect blend of style, comfort, and convenience. Featuring three spacious bedrooms upstairs, including a luxurious master bedroom complete with a huge walk-in closet and a 5-piece ensuite, this home is designed to accommodate your family's needs. The open floor concept creates a seamless flow throughout the main living areas, making it ideal for both everyday living and entertaining. The contemporary kitchen is a chef's delight, featuring a large kitchen island, stainless steel appliances, and plenty of counter space. On the main floor, you'll also find a versatile office/rec room, perfect for working from home or creating a play area. The high-efficiency furnace and tankless hot water system, ensure comfort and cost savings year-round. The unfinished basement offers endless potential for future customization, whether you're dreaming of a home gym, extra bedrooms, or a cozy family room. The private fenced yard provides ample space for outdoor activities, and the oversized double garage offers plenty of room for vehicles and storage. The property has been meticulously maintained, is smoke- and pet-free, and exudes cleanliness and care throughout. Nestled in a family-friendly neighborhood with terrific neighbors, this home is just moments away from major amenities, providing convenience and accessibility. With a functional floor plan and modern design, this property offers great value for those seeking a clean, comfortable, and stylish family home. Don't miss your chance to make it yours!

Inclusions:

N/A

Property Listed By:

CIR Realty

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





