



THE
A-TEAM

**RE/MAX
FIRST**

156 WALCREST Boulevard, Calgary T2X 0W6

MLS®#: **A2170379**

Area: **Walden**

Listing Date: **10/04/24**

List Price: **\$729,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 01-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,444 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,798**

Low Sqft:

Ttl Sqft: **1,798**

DOM

78

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Zero Lot Line**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`10"
Kitchen	Main	8`5" x 18`1"
Living Room	Main	12`9" x 11`5"
4pc Ensuite bath	Second	8`5" x 8`4"
Bedroom	Second	9`10" x 11`10"
Walk-In Closet	Second	6`5" x 8`5"
Bedroom	Basement	12`2" x 10`0"

Room	Level	Dimensions
Dining Room	Main	10`5" x 10`10"
Living Room	Main	10`11" x 12`2"
4pc Bathroom	Second	8`5" x 5`11"
Bedroom	Second	9`3" x 11`10"
Bedroom - Primary	Second	12`1" x 15`7"
4pc Bathroom	Basement	4`10" x 8`2"
Kitchen	Basement	11`4" x 10`8"

Living Room

Basement

17`3" x 16`9"

Furnace/Utility Room
Legal/Tax/Financial

Basement

17`9" x 10`2"

Title:
Fee Simple
Legal Desc:

2111233

Zoning:
R-G

Remarks

Pub Rmks:

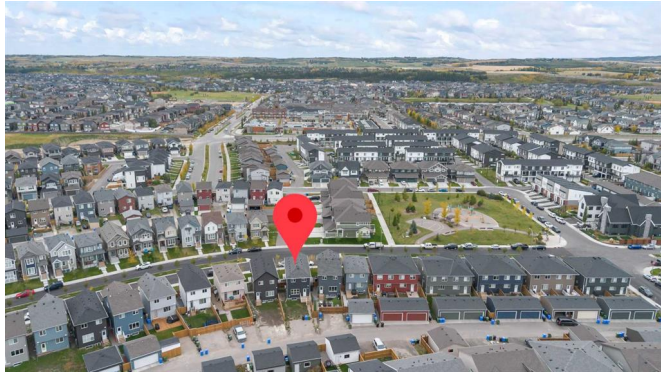
Welcome to your future home in the desirable Walden community! Spanning 1,798 square feet, this charming property combines modern design with practical living. The main floor features a versatile flex room, perfect for a home office or play area, and a well-equipped kitchen with a pantry to meet all your culinary needs. Upstairs, you'll find three spacious bedrooms, including a luxurious master suite complete with a double sink vanity, a standing shower, and a walk-in closet. A cozy bonus room provides a perfect spot for relaxation or family activities, while the convenient laundry room adds ease to your daily routine. With big windows throughout, every room is filled with natural light, creating a warm and inviting atmosphere. Additionally, this home offers a legal one-bedroom, one-bathroom suite in the basement with separate utility meters, ideal for guests or as a potential rental income opportunity. Don't miss the chance to own this exceptional property in Walden—where comfort and convenience meet!

Inclusions:
Property Listed By:

**Basement appliances- Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Royal LePage Solutions**

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













156 Walcrest Blvd. SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 1759.86 sq ft



Main Floor
Exterior Area 855.23 sq ft

1st Floor
Exterior Area 552.17 sq ft

Basement (Below Grade)
Exterior Area 352.46 sq ft



While figures are included from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.