



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 WALDEN Place, Calgary T2X 1Y5**

MLS®#: **A2172090**

Area: **Walden**

Listing Date: **10/22/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar: **3,993 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,295**

Low Sqft:

Ttl Sqft: **2,295**

DOM

**29**

Layout

Beds: **5 (3 2 )**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Interior Lot,Underground Sprinklers,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Private Yard,Rain Gutters**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>10`1" x 5`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 12`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 13`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`0" x 14`1"</b>
<b>Office</b>	<b>Main</b>	<b>10`6" x 10`10"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 8`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>10`0" x 11`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 12`0"</b>	<b>Family Room</b>	<b>Upper</b>	<b>15`3" x 14`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>8`0" x 7`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`7" x 17`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`11" x 6`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 9`10"</b>

<b>Bedroom</b>	<b>Basement</b>	<b>9`5" x 9`10"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>13`8" x 10`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`11" x 9`5"</b>	<b>Game Room</b>	<b>Basement</b>	<b>13`8" x 14`6"</b>
<b>Storage</b>	<b>Basement</b>	<b>4`11" x 3`7"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-G**  
 Legal Desc: **1413108**

Remarks

Pub Rmks: **Walkout Basement | 2 Bedroom Basement Suite(illegal) | 2295 SqFt | Expansive Living Space | Chef's Kitchen with Built In Stainless Steel Appliances | Spice Kitchen | Pantry | Full Height Cabinetry | Main Level Office | 3pc Bath | Recessed Lighting | Gas Fireplace | Upper Level Family Room | Upper Level Laundry Room | Separate Entry to Basement | Open Floor Plan | 2 Spacious Bedrooms | Basement Laundry | Storage | Large Fully Fenced Backyard | Deck | Patio | Lawn | Front Attached Double Garage | Family Friendly Neighbourhood | Walking Paths & Parks. Welcome to your stunning 2-storey family home boasting 3266 SqFt throughout the main, upper and walk-out basement levels. The main level is expansive with ample living space and incredible natural lighting. Open the front door to a tiled foyer with closet storage and a mudroom that connects to the interior garage door. The large main level office is ideal for work, play, or convert it to a guest room. The open floor plan kitchen, dining and living rooms are inviting for when you entertain friends and family. The chef's kitchen is outfitted with full height cabinets, granite countertops, stainless steel appliances, an electric cooktop a large centre island with barstool seating. Off the kitchen is a spice kitchen and pantry! The spice kitchen is outfitted with an electric stove, range hood, ample cabinet storage and a walk-in pantry with shelving for dry good storage. The dining room is bright with natural light and is paired with sliding glass doors that lead to the upper deck; a great space for outdoor dining and BBQing! The living room is centred with a gas fireplace for both comfort and style. The main level is complete with a 3pc bath with a walk-in shower. Upstairs holds 3 bedrooms, 2 full bathrooms, a family room and laundry room. the primary bedroom is a personal oasis; partnered with a 4pc ensuite and walk-in closet. The ensuite has a deep soaking tub, walk-in shower, oversized single vanity with ample storage and a private washing closet. Bedrooms 2 & 3 upstairs are both a great size and share the main 4pc bath with a tub/shower combo. The family room is an added bonus for evening seating to unwind! The laundry room upstairs is every home owner's dream as its near all the bedrooms. Downstairs, the 2 bedroom walk-out basement suite(illegal) has a separate entry, high ceilings and large windows. Step into the basement to an open concept rec room and kitchen. The kitchen has cabinets above & below, laminate countertops, stainless steel appliances and a trendy backsplash. The 2 bedrooms downstairs are a generous size, both with great closet space. These share the 4pc bathroom. The walk-out basement suite(illegal) also has its own laundry! Outside the basement door is a concrete patio; easily a great space for outdoor dining. This home is near parks, walking paths, soccer fields and amenities! Hurry and book your showing today!**

Inclusions: **Basement: Electric Stove, Range Hood, Refrigerator, Washer, Dryer. Spice Kitchen: Electric Stove, Range Hood**  
 Property Listed By: **RE/MAX Crown**

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











