



THE
A-TEAM

**RE/MAX
FIRST**

15 WALDEN Place, Calgary T2X 1Y5

MLS®#: **A2172618** Area: **Walden** Listing **10/11/24** List Price: **\$739,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 21-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2015** Abv Sqft: **2,164**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,047 sqft** Ttl Sqft: **2,164**
 Lot Shape:

DOM

71
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Lawn, Landscaped, Underground Sprinklers, Private**
 Park Feat: **Double Garage Attached, Tandem, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Stone, Stucco, Vinyl Siding**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`11" x 9`4"	Family Room	Main	15`8" x 13`11"
Office	Main	10`5" x 9`11"	Kitchen	Main	12`10" x 10`4"
Bonus Room	Second	15`1" x 13`11"	Bedroom - Primary	Second	14`5" x 14`5"
Bedroom	Second	11`11" x 9`5"	Bedroom	Second	11`11" x 9`5"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	Laundry	Second	6`11" x 6`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1413108

Remarks

Pub Rmks:

Buyers financing fell apart therefore this is your opportunity to own this amazing home. This executive-style home features a TRIPLE-attached garage and is situated across from a beautiful park with bike and walking trails. This meticulously maintained home offers an impressive array of updates, including a new roof, new siding, new soffits, and a newer fence, ensuring a modern and worry-free living experience. Step inside to find 9-foot ceilings on both the main and lower levels, creating a sense of openness and elegance throughout. The main floor features a bright and spacious office, ideal for working from home. The chef's kitchen is equipped with stainless steel appliances, a gas stove, sleek quartz countertops, and extended-height cabinetry, offering both style and ample storage. The home also comes with the luxury of central air conditioning, ensuring comfort all year round. For added convenience, the home boasts a built-in variable color glow light system—perfect for festive decorations at Christmas, Halloween, and beyond. The professionally installed irrigation system in both the front and back yards makes maintaining the lush landscaping effortless. Upstairs, you'll find three spacious bedrooms, plus a large bonus room perfect for family entertainment. The unfinished lower level, with its 9-foot ceilings, offers endless possibilities for customization and future development. Located in a quiet and friendly neighborhood, this home provides easy access to parks, schools, and amenities. Don't miss the chance to own this beautifully upgraded property in Walden—schedule your private viewing today!

Inclusions:
Property Listed By:

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RE/MAX Landan Real Estate

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







