

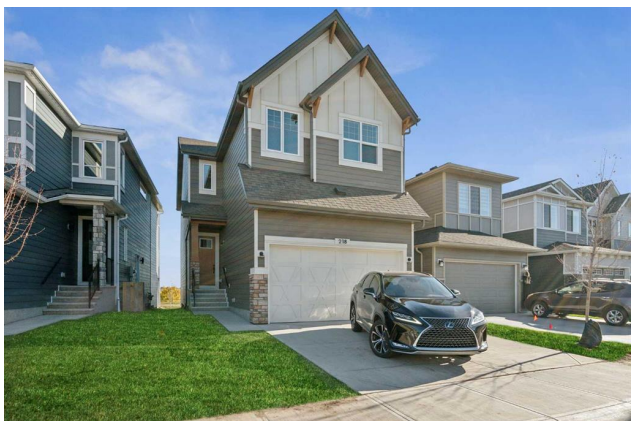


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**218 WALCREST View, Calgary T2X0W6**

MLS®#: **A2173182**      Area: **Walden**      Listing Date: **10/14/24**      List Price: **\$849,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,843 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,016**  
 Low Sqft:  
 Ttl Sqft: **2,016**

DOM

**8**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,No Neighbours Behind,Private,Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Barbecue,Private Entrance**

Construction: **Asphalt,Brick,Cedar,Concrete**  
 Flooring: **Carpet,Tile,Vinyl,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Built-in Features,Double Vanity,Granite Counters,Pantry,Recessed Lighting,Smart Home,Sump Pump(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 13`7"</b>	<b>Den</b>	<b>Main</b>	<b>11`8" x 9`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`11" x 4`11"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>13`11" x 12`1"</b>
<b>Game Room</b>	<b>Lower</b>	<b>22`9" x 12`1"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`9" x 11`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 8`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 8`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 8`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 2`8"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>8`6" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`11" x 4`11"</b>

5pc Bathroom

Second

10`3" x 8`3"

Laundry  
Legal/Tax/Financial

Second

6`7" x 4`11"

Title:  
**Fee Simple**  
Legal Desc:

2211584

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to your dream home located on the scenic ridge in the highly sought-after community of Walden, Calgary. This brand-new property offers a blend of luxury and functionality, designed to capture the breathtaking, unobstructed views of the natural surroundings. As you step inside, you are greeted by an expansive open-to-above great room featuring a stunning floor-to-ceiling window wall, allowing natural light to pour in while offering panoramic views of the ridge. The triple-pane windows ensure energy efficiency and a serene indoor environment. The 10-foot ceilings on the main floor create an airy atmosphere, while the floor-to-ceiling fireplace with a classic mantle adds warmth and elegance to the space. The kitchen is a chef's dream, designed with both beauty and practicality in mind. It features a sleek glass pantry and a stunning glass bar, adding a touch of sophistication. The two tone cabinetry adds depth and style, beautifully complementing the stainless steel appliances and the gorgeous granite countertops. The space is further enhanced by the stone backsplash and modern pendant lighting, which casts a warm glow over the island—perfect for casual meals or entertaining guests. The large nook area flows effortlessly into the outdoor living space. Patio doors lead you to a spacious deck, ideal for enjoying your morning coffee or hosting summer barbecues. A main floor flex room provides versatility, whether you need an office, playroom, or guest space. Upstairs, the home offers a tranquil master suite complete with a luxurious four-piece ensuite featuring double sinks, direct access to a walk-in closet, and a separate laundry dry room for added convenience. An upper-floor bonus room provides additional living space, perfect for movie nights or as a children's play area. Upstairs you will also find another 2 bedrooms and a full washroom. The fully developed basement extends your living space, offering a recreation room for entertainment, an additional bedroom, and a washroom, ideal for guests or an extended family member. Direct access from the backyard connects you to community walking paths, allowing for easy outdoor adventures. The double-car garage is a showstopper with a finished epoxy floor, providing both function and style. Located just minutes away from top-rated schools, Fish Creek Park, major highways, and shopping centers, this home offers the perfect balance of quiet suburban living and urban convenience. Plus, as a brand-new home, it comes with a 10-year builder warranty, giving you peace of mind for years to come. This property is an exceptional opportunity for families looking for their forever home or investors seeking a high-quality rental in a prime location.**

Inclusions:  
Property Listed By:

**FURNITURE LIST WILL BE PROVIDED UPON PURCHASE**  
**eXp Realty**

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









