



THE
A-TEAM

**RE/MAX
FIRST**

140 WALDEN Rise, Calgary T2X 0M7

MLS® #: **A2182312**

Area: **Walden**

Listing Date: **12/06/24**

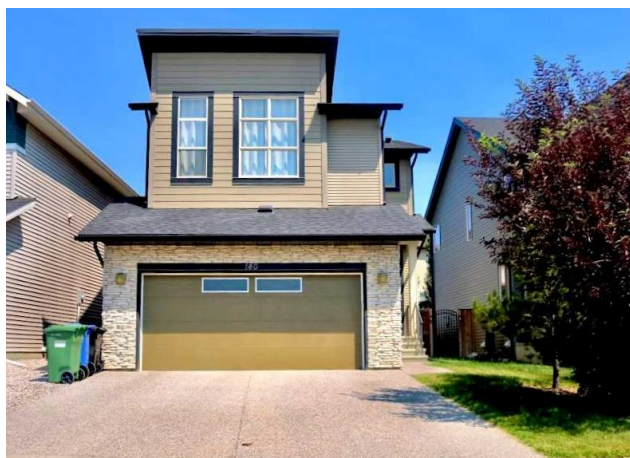
List Price: **\$715,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,842 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,833**
Low Sqft:
Ttl Sqft: **1,833**

DOM

15
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Underground Sprinklers**
Park Feat: **Aggregate,Double Garage Attached,Driveway,Off Street,On Street**

Utilities and Features

Roof: **Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`2" x 10`8"	Living Room	Main	16`2" x 10`9"
Dining Room	Main	10`11" x 10`9"	2pc Bathroom	Main	4`8" x 4`8"
Foyer	Main	8`10" x 4`7"	Mud Room	Main	8`0" x 7`2"
Bedroom - Primary	Main	12`10" x 12`8"	Walk-In Closet	Main	7`1" x 4`8"
4pc Ensuite bath	Main	11`8" x 9`11"	Bedroom	Main	10`0" x 9`11"
Bedroom	Main	12`4" x 10`2"	4pc Bathroom	Main	8`9" x 4`11"

Bonus Room

Main

17` 11" x 12` 3"

Laundry
Legal/Tax/Financial

Main

6` 8" x 5` 8"

Title:
Fee Simple
Legal Desc:

1312932

Zoning:
R-G

Remarks

Pub Rmks:

Welcome to Your Dream Home in the Heart of Walden. Step into this stunning 3-bedroom, 3-bathroom home that seamlessly combines modern elegance with everyday comfort. As you arrive, the exposed aggregate driveway sets a tone of sophistication, leading you to a welcoming entryway complete with a practical coat closet. The heart of this home is the bright, open-concept living space. Massive windows flood the area with natural light, beautifully highlighting the rich dark chocolate hardwood floors that create a warm and inviting ambiance. The kitchen is a chef's dream, featuring a spacious island with a breakfast bar, sleek stainless-steel appliances, and a well-placed pantry for easy storage. Other features include a gas line hookup for the stove and in-sink garburator. The living room, anchored by a cozy gas fireplace, offers the perfect space for both relaxation and lively gatherings, while the adjacent dining area invites you to enjoy everything from family dinners to quiet morning coffees as you watch the sunrise. Just steps away, the large deck beckons for summer barbecues and outdoor entertaining. The fully fenced backyard boasts a low-maintenance landscape, allowing you to spend more time enjoying the outdoors. Upstairs, the plush carpeted floors lead you to a peaceful bonus room and three generously sized bedrooms. The primary suite is your private retreat, offering a walk-in closet and a spa-like ensuite with a glass-enclosed shower and a luxurious soaking tub. The basement, with two below-grade windows, is a blank canvas awaiting your vision. Whether you dream of adding extra bedrooms, or a recreation space, the possibilities are endless. Located just minutes from shopping, dining, schools, and with easy access to Macleod and Stoney Trail, this home offers the perfect blend of convenience and tranquility. Don't miss the opportunity to make this house your forever home. Book your showing today and start your next chapter in Walden!

Inclusions:
Property Listed By:

None
2% Realty

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





