



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 WALCREST Boulevard, Calgary T2X 4G4**

MLS®#: **A2184332**

Area: **Walden**

Listing Date: **01/05/25**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,755 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,480**  
Low Sqft:  
Ttl Sqft: **1,480**

DOM

**17**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Rectangular Lot**  
Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Bathroom Rough-in,Bidet,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Smart Home,Stone Counters,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 12`7"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>9`2" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 13`3"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 10`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 12`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`2" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 11`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`7" x 7`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111233**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Discover this stunning detached home in the sought-after southeast community of Walden, Calgary. Situated just steps from the ridge overlooking the picturesque Bow River Valley, this residence offers the perfect blend of comfort and elegance. Boasting three sizeable bedrooms and 2.5 bathrooms, all equipped with bidet-outfitted toilets, this home is thoughtfully designed for modern living. The main floor features an open-concept layout with luxury vinyl plank flooring and a tasteful color palette that enhances the home's bright and inviting ambiance. The kitchen is a chef's dream, complete with a pantry, a large island with quartz countertops, ample cabinet space, and a sleek black silgranite sink paired with black hardware. The full counter-to-ceiling backsplash behind the hanging range hood fan adds a sophisticated touch. Adjacent to the kitchen is a roomy dining area, ideal for family gatherings. A feature wall in the living room adds character and charm. Upstairs, enjoy the convenience of a Whirlpool stacked washer and dryer and three spacious bedrooms. The primary suite impresses with a generous walk-in closet and a beautifully finished ensuite bathroom. Zebra blinds throughout the home provide style and functionality. The unfinished basement is a blank canvas, offering endless possibilities with rough-ins for a bathroom, kitchen drain, and a separate side entrance, making it perfect for a potential suite (check with City of Calgary regulations for conforming legal suite requirements). Step outside to a sunny south-facing backyard, complete with a deck featuring a natural gas line for a BBQ, a landscaped and fenced yard, and a double detached garage. The front yard is equally charming, with a landscaped design and a welcoming front porch. Modern features like a Wi-Fi-enabled thermostat enhance the home's convenience and efficiency. This property in Walden is more than a house—it's a place to call home.**

**Telus alarm sensors and door alert system**  
**Royal LePage Benchmark**

Inclusions:  
Property Listed By:

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







