

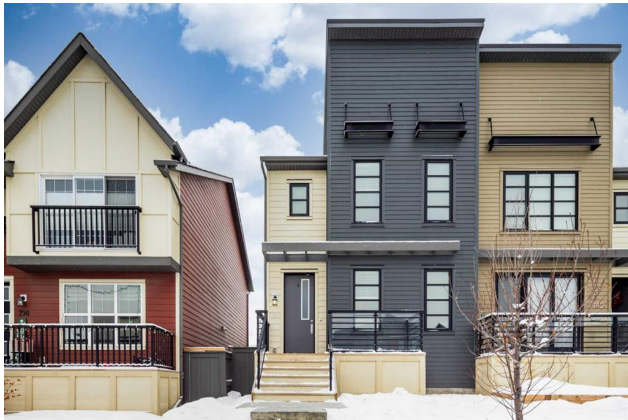


THE
A-TEAM

**RE/MAX
FIRST**

786 WALDEN Drive, Calgary T2X2J3

MLS®#: **A2186018** Area: **Walden** Listing Date: **01/08/25** List Price: **\$609,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2017**
 Lot Information
 Lot Sz Ar: **2,863 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,598**
 Low Sqft:
 Ttl Sqft: **1,598**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Lighting,Playground,Private Yard**

Construction: **Cement Fiber Board**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`11" x 12`0"
Dining Room	Main	11`0" x 6`11"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	9`9" x 9`7"
Laundry	Upper	5`10" x 5`11"
4pc Ensuite bath	Upper	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`9" x 12`8"
Office	Main	12`10" x 9`10"
Bedroom - Primary	Upper	12`10" x 11`2"
Bedroom	Upper	10`5" x 8`11"
4pc Bathroom	Upper	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-2M

1513203

Remarks

Pub Rmks: **Introducing the largest floorplan for a semi-detached home in the sought-after community of Walden! Built by Homes by Avi, this property offers a harmonious blend of modern comfort and thoughtful design. The bright, open-concept main floor is bathed in natural light from oversized windows. The centerpiece is a stunning kitchen featuring white cabinetry, sleek quartz countertops and upgraded stainless steel appliances. With a spacious island this kitchen offers tons of storage and is perfect for entertaining or growing your family. The open concept floorplan seamlessly connects your dining space to a cozy living room, complete with a custom-built electric fireplace, creating a warm and inviting space. A versatile flex room on the main floor, framed for 8-foot doors is ideal for a home office or a children's playroom. Additional highlights include central air conditioning, fully landscaped and fenced outdoor spaces, a double detached garage, and quartz countertops throughout. Make your way upstairs to find the spacious primary with soaring 12-foot ceilings, a large walk-in closet and an upgraded 4 piece en-suite bathroom. Two additional bedrooms, a second 4 piece bathroom and upstairs laundry complete this level. This home is Located in a family-friendly neighborhood right across the street from a large greenspace & park, and close proximity to schools, and walking paths, this home perfectly balances charm, functionality, and convenience. Don't miss your opportunity to own this exceptional property—schedule your showing today!**

Inclusions: **Security System-Doorbell, Sensors (not monitored)**
Property Listed By: **Real Broker**

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







