

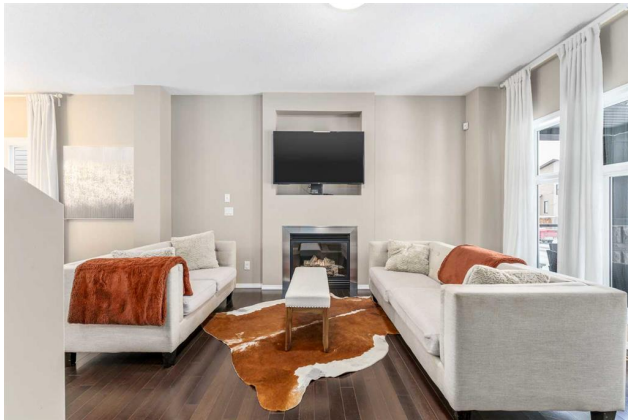


THE
A-TEAM

**RE/MAX
FIRST**

74 WALDEN Crescent, Calgary T2X 0S9

MLS®#: **A2187672** Area: **Walden** Listing Date: **01/17/25** List Price: **\$580,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2011**
Lot Information
 Lot Sz Ar: **3,143 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,478**
 Low Sqft:
 Ttl Sqft: **1,478**

DOM

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

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,Kitchen Island,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"	Dining Room	Main	11`2" x 12`5"
Foyer	Main	8`0" x 8`2"	Kitchen	Main	14`9" x 15`4"
Living Room	Main	12`4" x 15`11"	4pc Bathroom	Second	5`3" x 10`5"
4pc Ensuite bath	Second	7`7" x 4`11"	Bedroom	Second	9`5" x 10`9"
Bedroom	Second	9`3" x 10`11"	Bedroom - Primary	Second	12`4" x 13`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

1113551

Remarks

Pub Rmks:

Welcome to Your New Home in Walden! Nestled in the vibrant and family-friendly community of Walden, this meticulously maintained 3-bedroom, 2.5-bathroom home is the perfect blend of comfort, convenience, and charm. Lovingly cared for by its original owner, this home is now ready to welcome its next chapter. Step Inside: As you walk through the front door, you'll be greeted by an open-concept main floor that invites warmth and connection. The spacious living room is centered around a cozy fireplace, creating the perfect spot for family movie nights or unwinding after a busy day. The kitchen, a true heart of the home, boasts modern upgrades including granite countertops, stainless steel appliances, a large pantry, and a thoughtfully designed office nook—ideal for staying organized or working from home. Hardwood floors flow throughout, adding a touch of timeless elegance. Outdoor Living: Step out from the dining area onto the large deck, a private space to enjoy morning coffee, casual barbecues, or simply soak up the sunshine. The backyard offers room for kids to play, gardening, or creating your dream outdoor oasis. Upstairs Retreat: The upper level features three bright, generously sized bedrooms, each with its own walk-in closet. The primary suite is a luxurious retreat with a large walk-in closet and a spa-like 4-piece ensuite, perfect for relaxing after a long day. A second full bathroom and upper-level laundry add to the convenience. A large parking pad at the rear offers ample off-street parking and space for a future garage. The Perfect Location: Situated just steps from The Gates of Walden Shops, this home offers unparalleled convenience. Enjoy nearby walking paths, parks, and schools, along with easy access to the bustling Township Shopping District. Whether you're running errands, enjoying nature, or heading to work, everything you need is within reach. This is more than a house; it's a home where memories are made. Don't miss the opportunity to make it yours—book your private showing today!

Inclusions:
Property Listed By:

N/A
eXp Realty

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





