



THE
A-TEAM

**RE/MAX
FIRST**

40 WALCREST Row, Calgary T2X4L7

MLS®#: **A2193893** Area: **Walden** Listing Date: **02/11/25** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,326 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,272**
 Low Sqft:
 Ttl Sqft: **2,272**

DOM

11
Layout
 Beds: **4 (4)**
 Baths: **2.0 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Private,Rectangular Lot**
 Park Feat: **220 Volt Wiring,Concrete Driveway,Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Smoking Home,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	41`4" x 49`7"
Pantry	Main	21`8" x 23`0"
2pc Bathroom	Main	6`11" x 20`1"
Kitchen	Main	44`3" x 53`6"
Bedroom	Upper	35`1" x 33`6"
Laundry	Upper	9`10" x 18`8"
Bedroom - Primary	Upper	36`5" x 39`9"

Room	Level	Dimensions
Office	Main	29`10" x 34`1"
Mud Room	Main	32`2" x 19`8"
Dining Room	Main	34`5" x 38`9"
Entrance	Main	26`11" x 23`0"
4pc Bathroom	Upper	27`11" x 16`5"
Bedroom	Upper	35`1" x 33`2"
5pc Ensuite bath	Upper	35`1" x 26`7"

Bedroom
Walk-In Closet

Upper
Upper

35`5" x 33`6"
13`6" x 27`3"

Bonus Room

Upper

59`1" x 45`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211584

Zoning:
R-G

Remarks

Pub Rmks: **Luxury redefined. An exceptional 4-bedroom residence with a main floor office, located in the highly sought-after community of Walden, SE Calgary. This stunning home boasts show-home quality finishes and extensive upgrades, offering 2,272.8 square feet of beautifully designed living space. The main level is a perfect blend of elegance and functionality. As you step inside, you're greeted by an open-to-below entrance that enhances the spacious feel of the home. A dedicated main floor office provides the perfect space for remote work or study. The chef's kitchen is a true masterpiece, featuring two islands, upgraded quartz countertops, ceiling-height cabinetry, a stylish backsplash that extends to the ceiling, and a walk-through pantry for added convenience. Equipped with high-end stainless steel appliances, including a built-in microwave, this kitchen is designed for both daily living and entertaining. The living room exudes warmth, complete with an electric fireplace and elegant stained railing leading upstairs. A triple-door slider opens to the deck, offering a perfect space to enjoy the outdoors. Upstairs, the vaulted ceiling bonus room provides a versatile area for relaxation or entertainment. The primary retreat is a true sanctuary, featuring a luxurious 5-piece ensuite and a spacious walk-in closet. Three additional generously sized bedrooms ensure plenty of space for the entire family, complemented by a shared 4-piece bathroom and a conveniently located laundry room. The basement is awaiting your final touch of completion, offering endless possibilities to customize your dream space. Designed with both style and practicality in mind, this home features an elegant front elevation with Hardie board accents, central air conditioning, 9-foot ceilings on the main floor, and abundant natural light from additional windows throughout. The main floor, bathrooms, and laundry are finished with luxurious vinyl plank flooring, while the stairs and upper floor are carpeted for comfort. A spacious deck extends your living space outdoors, and the home is already roughed-in for a future basement bathroom. Nestled in a vibrant community, residents enjoy access to parks, sports fields, and an extensive pathway system connecting to the Walden Ponds and Fish Creek Provincial Park. Nearby commercial plazas offer essential medical and wellness services, along with a variety of retail shops and restaurants. With easy access to major roadways including Macleod Trail, Stoney Trail, and Deerfoot Trail, commuting across the city is effortless. This 4-bedroom home with a main floor office truly offers a perfect blend of luxury, functionality, and an unbeatable location. Don't miss your chance to make it yours.**

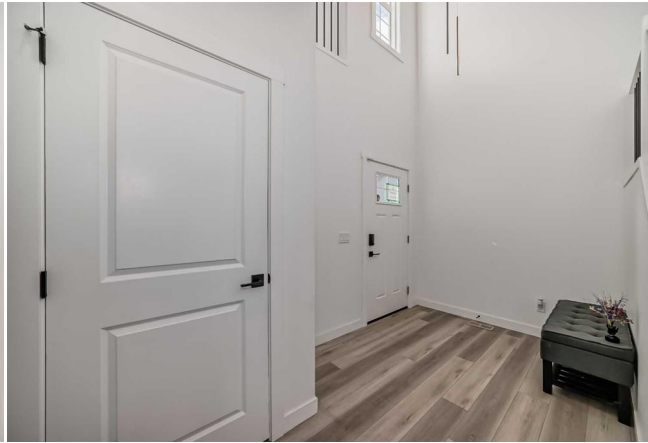
Inclusions:
Property Listed By:

None
URBAN-REALTY.ca

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













40 Walcrest Row SE, Calgary - MAIN



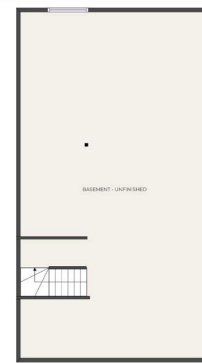
Room	Dimensions
Living	12'0" x 12'0"
Dining	8'0" x 8'0"
Kitchen	8'0" x 10'0"
Breakfast	6'0" x 7'0"
Master	10'0" x 10'0"
Bedroom 2P	7'0" x 11'0"
Bedroom	8'0" x 11'0"
Bedroom	11'0" x 11'0"
Bathroom	4'0" x 7'0"
Hallway	11'0" x 10'0"

40 Walcrest Row SE, Calgary - UPPER 1



Room	Dimensions
Bedroom	10'0" x 11'0"
Bedroom 2P	8'0" x 10'0"
Bedroom	10'0" x 10'0"
Bedroom	10'0" x 11'0"
Bedroom 2P	11'0" x 11'0"
Bedroom 2P	10'0" x 11'0"
Bedroom	10'0" x 10'0"
Bedroom	10'0" x 11'0"
Hallway/Deck	11'0" x 11'0"

40 Walcrest Row SE, Calgary - BASEMENT



Room	Dimensions
Bedroom	11'0" x 11'0"
Bedroom	10'0" x 10'0"
Hallway	11'0" x 11'0"