

## 72 Walden Heights SE Calgary, Alberta

**MLS # A2215369**



# \$730,000

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,084 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this beautifully maintained 3-bedroom, 2.5-bath home in the heart of the family-friendly community of Walden, just steps from a peaceful green space. This stunning 2-storey home offers over 2,080 sq. ft. of thoughtfully designed living space &mdash; the perfect balance of comfort, style, and functionality for modern family life. As you enter, you are greeted with an open-concept layout and an abundance of natural light. Gleaming hardwood on the main level. The upgraded kitchen is a showstopper with quartz countertops, quartz island, extended ceiling-height cabinetry, stainless steel appliances, plus a convenient walk-through pantry. Upstairs, the massive primary bedroom boasts a luxurious 5-piece ensuite, while two additional spacious bedrooms, a 4-piece bath, and a versatile bonus room provide ample living space for the whole family. Fresh, brand new carpeting spans the entire upper level, adding warmth and comfort underfoot. The double-attached garage offers convenience year-round, and the unfinished basement is a blank canvas ready for your creative vision. Enjoy sunny afternoons on the raised deck under a stylish wooden pergola, or gather with friends around the custom concrete fire pit. Surrounded by a full wooden fence and lined with young trees, this private outdoor space is perfect for summer evenings, weekend BBQs, or just unwinding after a long day. Don't miss this incredible opportunity!