

## 221 Walden Heights SE Calgary, Alberta

**MLS # A2217954**



# \$784,900

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,124 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Skylight(s)		

**Inclusions:** N/A

\* SEE VIDEO \* This elegant, previous SHOWHOME in Walden offers over 2,870 sq. ft. of beautifully designed living space, including a fully developed walk-up basement. The open-concept main floor features a bright great room and dining nook that flow into a stylish island kitchen with granite countertops, a flush breakfast bar, and a walk-through pantry that connects to a practical mudroom off the garage. Step outside from the nook to your backyard—complete with a deck that's ready to enjoy. Upstairs, you'll find three spacious bedrooms, including a generous primary suite with a five-piece ensuite and a large walk-in closet. A vaulted-ceiling bonus room with skylights and a custom built-in library with a cozy reading bench adds a special touch for family time or quiet moments. The upper floor also includes a convenient laundry room. Downstairs, the fully finished walk-up basement offers a fourth bedroom, a rec room, a 3-piece bathroom, and a mudroom with a built-in bench—perfect for guests, teens, or extra space to unwind. With hardwood flooring, tile in high-traffic areas, 9' ceilings, and knockdown ceiling texture throughout the main level, this home blends comfort, style, and functionality. Located in one of southeast Calgary's most vibrant communities with scenic pathways, parks, playgrounds, and quick access to Fish Creek Provincial Park, shopping and amenities, this neighbourhood is perfect for any lifestyle. Immediate possession available—don't miss your chance to call this stunning property home!