

191 Walden Terrace SE
Calgary, Alberta

MLS # A2203473



\$685,000

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|------------------|----------------------------|---------------|-------------------|
| Division: | Walden | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,088 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

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|--------------------|--|-------------------|-----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | Refrigerator in Garage, Metal Shelving in Basement, Basketball Hoop, Wood Planters on Deck | | |

Welcome to 191 Walden Terrace! This 2-storey family home boasts newer hardwood floors, a spacious office, open kitchen with granite counters, stainless steel appliances, and a walkthrough pantry to the laundry and mudroom. The living room is perfect for cozy nights in front of the gas fireplace with built-in shelving. Off the dining room, you can enjoy the deck and backyard. On those hot summer days, enjoy the central air conditioning. Upstairs, the primary bedroom features a luxurious 5-piece ensuite with granite counters, dual sinks, a large soaker tub, and glass shower. The oversized walk-in closet is a dream! Two additional bedrooms, a large bonus room that could serve as a fourth bedroom, and a 4-piece bathroom complete the second floor. The unfinished basement is waiting for your personal touch! It includes a bathroom rough-in, high end electric hot water tank, Fantech Air System. Located on a quiet street within walking distance to playgrounds, shops, and dining options, this property offers the perfect blend of comfort and convenience. Book a showing today!