



# 18 Walden Close Calgary Alberta

\$968,000

Welcome to this SPACIOUS 2874 SQFT Home surrounded by GREEN SPACE- OVER 4130 SQ FT OF LUXURIOUS LIVING SPACE W 5 BEDROOMS 3.5 BATHS - FULLY FINISHED WALKOUT BASEMENT ENTRANCE. As you walk in you will be greeted with HARDWOOD FLOORING, staircase with STAINED RAILINGS, private den with DOUBLE FRENCH DOORS and a formal dining area with ARCHES. The open concept area kitchen finished with GRANITE COUNTERS & STAINLESS-STEEL appliances with a BUTLER'S PANTRY and a large walk-in pantry. The center of this home is the EXPANSIVE GREAT ROOM with 12' CEILINGS, LARGE WINDOWS, and a GAS FIREPLACE. A large BREAKFAST NOOK leads you to a PARTIALLY COVERED PATIO with GLASS RAILINGS and VINYL FLOORING. Upstairs has 9' CEILINGS, 2 LARGE BEDROOMS and the perfect MASTER SUITE with a 5-piece bath including a TILED SHOWER. Perfectly centered sits an EXPANSIVE REC ROOM wired for speakers and a projector. The 9' walk-out basement (built by the builder), offers STORAGE, 2 LARGE BEDROOMS, full bath, rough-in for a BAR, wiring for SPEAKERS/HOME-ENTERTAINMENT. The basement leads to the a covered patio with rough-in for a hot tub. The fully LANDSCAPED YARD leads you to a PATH-WAY and a network of GREEN SPACE. This home contains 2 furnaces, WIDE EXPOSED CONCRETE DRIVEWAY, large garage, FRONT UNDERGROUD SPRINKLERS, and is situated in the SEMI-ESTATE area of WALDEN. The quiet cul-de-sac, nearby shopping, schools, and amenities creates the perfect FAMILY HOME! AVAILABLE FOR QUICK POSSESSION! OPEN HOUSE SUNDAY MARCH 23, 12PM-3PM! (id:6769)

Storage 2.74 M x 3.22 M

Storage 1.47 M x 2.47 M

Bedroom 3.02 M x 3.91 M

Furnace 2.22 M x 3.91 M

Bedroom 5.02 M x 3.40 M

Recreational, Games room 7.28 M x 5.58 M

3pc Bathroom 3.36 M x 1.50 M

Office 3.47 M x 2.44 M

Laundry room 1.60 M x 4.38 M

Pantry 2.91 M x 1.49 M

Kitchen 3.19 M x 5.77 M

Breakfast 3.02 M x 3.68 M

Living room 4.09 M x 5.77 M

Bedroom 3.96 M x 3.85 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Foyer 1.72 M x 2.85 M

2pc Bathroom 1.49 M x 1.41 M

Dining room 3.47 M x 3.62 M

Bedroom 4.13 M x 5.50 M

Family room 4.98 M x 4.36 M