



# 188 Walden Parade Calgary Alberta

\$648,800

Vacant and ready to move in prior to Christmas! Built in 2016, this ENERGY EFFICIENT 3 bedroom, 2.5 bathroom home is the ideal starter home with a range of features and extensive upgrades that cater to both comfort and functionality. Soaring 9 ft tall ceilings, Hunter Douglas blinds, triple-paned windows, which help keep out the cold and reduce heating costs, green built certified upgrades with solar ready rough-in. Wiring was done for solar and satellites from roof to basement, water softener throughout the house excluding kitchen sink. Warranty for structural defects until Aug 29, 2026. The main level features plenty of windows for natural lighting radiating sunlight from the south back exposure. The cozy gas fireplace adds warmth and ambiance, the perfect setting for the Christmas tree! Extravagant crystal chandelier overhanging the dining room space adds a touch of elegance. Sliding patio doors open to the back deck and patio space. Kitchen is equipped with stainless steel appliances, granite countertops, rich espresso cabinets, and a large centre island. The walk-in pantry is great for storing all your small appliances and spices. Upstairs, you will enjoy a sun-filled family room, 3 bedrooms, 2 full baths and laundry room. Wake up to breathtaking views of the foothill mountains to the west. Your primary bedroom comes with a spacious walk-in closet, and 5 pc ensuite bath featuring double sinks and a 6 ft soaker tub. Many spaces throughout the home remains a blank slate, including the unfinished basement, allowing you to customize it according to your needs and preferences. No neighbours behind you means privacy to relax in your own space. Large backyard includes a deck and cement slab patio. A south facing lot is essential for fruit and vegetable gardens. The property is conveniently located close to amenities such as shopping, schools, and city transit. Nearby...

2pc Bathroom 7.00 Ft x 2.67 Ft  
 Dining room 11.00 Ft x 10.25 Ft  
 Kitchen 18.75 Ft x 11.75 Ft  
 Living room 12.00 Ft x 12.83 Ft  
 Other 7.58 Ft x 7.42 Ft  
 4pc Bathroom 9.00 Ft x 6.08 Ft

5pc Bathroom 12.58 Ft x 9.00 Ft  
 Bedroom 10.08 Ft x 9.75 Ft  
 Bedroom 12.58 Ft x 10.83 Ft  
 Primary Bedroom 11.67 Ft x 13.00 Ft  
 Family room 11.00 Ft x 12.83 Ft  
 Laundry room 6.17 Ft x 6.67 Ft

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

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