



# 228 Walden Heights Calgary Alberta

\$734,900

This Fully Developed 3 Bedroom detached home with 3 Full Bathrooms may just be THE ONE! Located on a quiet Cul-de-Sac, steps to 2 different playgrounds, this home is perfect for family life. Walking distance to restaurants, shopping, and Calgary Transit, makes work and play oh so convenient. Inside, you'll be delighted to find Hardwood on the Main Floor and 9 Foot Ceilings in both the Main and Basement levels. This wide-open concept layout allows for a natural flow for everyday living from the generous Granite Island in the kitchen to the dining room, and the inviting living room with its cozy fireplace. The aroma of fresh baking will be calling as soon as you take in the abundant counter and cupboard space in this kitchen! Not to mention the Walk-Through Pantry with extra storage space. If BBQ is more to your taste... Just Imagine the entertaining you'll do this summer Patio and Sundeck overlooking the landscaped, fully fenced yard. Upstairs the Primary Suite awaits, with more than enough room for a King-Sized Bed and bedroom furniture. Sunlight shines through every window, from the bedroom to the 5 Piece En-suite Bathroom, complete with two individual sinks, soaker tub, and a separate shower. All three bedrooms upstairs each have their own walk-in closet. 2nd Floor Laundry just down the hall. The Bonus Room offers a quiet space to Relax and enjoy family time... Or head down to the Fully Finished Basement for gaming and a work out. Cleverly disguised as elegant cabinetry in the Family Room, you'll find a Murphy Bed for overnight guests. Right next door, there's a bathroom complete with shower - perfect after a workout. If a workshop is in the home of your dreams, you'll find it in the Double Attached Garage. Epoxy coated flooring, built in cabinets, a 220 Volt power outlet and a Slat Wall organizing system help bring this dream to life. Recent Upgr...

Primary Bedroom 16.17 Ft x 13.08 Ft  
 5pc Bathroom 12.33 Ft x 9.17 Ft  
 Bedroom 10.08 Ft x 9.92 Ft  
 4pc Bathroom 9.08 Ft x 5.08 Ft  
 Bedroom 10.08 Ft x 9.92 Ft  
 Bonus Room 16.00 Ft x 14.08 Ft  
 Laundry room 8.42 Ft x 6.17 Ft  
 3pc Bathroom 8.33 Ft x 5.25 Ft  
 Exercise room 13.42 Ft x 13.25 Ft

Family room 19.08 Ft x 15.92 Ft  
 Storage 7.83 Ft x 6.92 Ft  
 2pc Bathroom 4.83 Ft x 4.83 Ft  
 Other 7.58 Ft x 7.42 Ft  
 Kitchen 15.67 Ft x 10.17 Ft  
 Pantry 6.08 Ft x 4.58 Ft  
 Dining room 12.83 Ft x 10.33 Ft  
 Living room 14.00 Ft x 12.00 Ft  
 Foyer 7.67 Ft x 7.67 Ft

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

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100, 707-10 AVE. SW , Calgary, AB,  
 T2R 0B3

Phone: 403-969-0267  
 arobinson@cirrealty.ca