



## 140 Walden Rise Calgary Alberta

\$715,000

Welcome to Your Dream Home in the Heart of Walden. Step into this stunning 3-bedroom, 3-bathroom home that seamlessly combines modern elegance with everyday comfort. As you arrive, the exposed aggregate driveway sets a tone of sophistication, leading you to a welcoming entryway complete with a practical coat closet. The heart of this home is the bright, open-concept living space. Massive windows flood the area with natural light, beautifully highlighting the rich dark chocolate hardwood floors that create a warm and inviting ambiance. The kitchen is a chef's dream, featuring a spacious island with a breakfast bar, sleek stainless-steel appliances, and a well-placed pantry for easy storage. Other features include a gas line hookup for the stove and in-sink garburator. The living room, anchored by a cozy gas fireplace, offers the perfect space for both relaxation and lively gatherings, while the adjacent dining area invites you to enjoy everything from family dinners to quiet morning coffees as you watch the sunrise. Just steps away, the large deck beckons for summer barbecues and outdoor entertaining. The fully fenced backyard boasts a low-maintenance landscape, allowing you to spend more time enjoying the outdoors. Upstairs, the plush carpeted floors lead you to a peaceful bonus room and three generously sized bedrooms. The primary suite is your private retreat, offering a walk-in closet and a spa-like ensuite with a glass-enclosed shower and a luxurious soaking tub. The basement, with two below-grade windows, is a blank canvas awaiting your vision. Whether you dream of adding extra bedrooms, or a recreation space, the possibilities are endless. Located just minutes from shopping, dining, schools, and with easy access to Macleod and Stoney Trail, this home offers the perfect blend of convenience and tranquility. Don't miss the opportunity to make this house your fo...

Kitchen 13.17 Ft x 10.67 Ft

Living room 16.17 Ft x 10.75 Ft

Dining room 10.92 Ft x 10.75 Ft

2pc Bathroom 4.67 Ft x 4.67 Ft

Foyer 8.83 Ft x 4.58 Ft

Other 8.00 Ft x 7.17 Ft

Other 7.08 Ft x 4.67 Ft

4pc Bathroom 11.67 Ft x 9.92 Ft

Bedroom 10.00 Ft x 9.92 Ft

Bedroom 12.33 Ft x 10.17 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

Bonus Room 17.92 Ft x 12.25 Ft

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Listing Presented By:



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**RE/MAX**  
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Primary Bedroom 12.83 Ft x 12.67 Ft

Laundry room 6.67 Ft x 5.67 Ft