



145 Walden Park Calgary Alberta

\$799,900

PRICED TO SELL !!Nestled in the sought-after neighbourhood of Walden, this home offers over 2,200 sqft of developed living space and has the potential for a 687sqft basement on this Walk-Out. Perfectly designed for modern living, this property is ideal for families looking for comfort, style, and convenience. Featuring 4 spacious bedrooms & 3.5 bathrooms, this home provides ample space for everyone. As you enter, you'll be greeted by a bright and airy open-concept layout that seamlessly connects the living, dining, and kitchen areas-perfect for entertaining friends and family. The kitchen is a true highlight, boasting a large island, modern stainless-steel appliances, and plenty of pantry storage as well as a large designated area for a dining room. Upstairs, you'll find a cozy large bonus room, ideal for movie nights or playtime, along with 3 well-sized bedrooms and a convenient laundry room. The primary bedroom features a generous walk-in closet and a beautifully 5-piece ensuite bathroom. The basement offers exciting potential for development, with plans for a 687sqft that could serve as an in-law space or rental opportunity, adding significant value to the home on one of the biggest Lot in Walden. Located in a family-friendly community, Walden provides easy access to parks, schools, and walking trails, along with quick connections to major highways for easy commuting. City assesment is \$890,500.00 (id:6769)

Family room 15.75 Ft x 14.50 Ft
Bedroom 11.25 Ft x 9.83 Ft
3pc Bathroom 10.33 Ft x 4.08 Ft
Laundry room 2.83 Ft x 2.50 Ft
Living room 16.92 Ft x 14.42 Ft
Kitchen 11.83 Ft x 11.25 Ft
Dining room 11.25 Ft x 10.83 Ft
2pc Bathroom 4.92 Ft x 4.67 Ft

Primary Bedroom 16.00 Ft x 12.33 Ft
5pc Bathroom 12.67 Ft x 10.75 Ft
Other 7.08 Ft x 6.25 Ft
Bedroom 10.92 Ft x 10.17 Ft
Bedroom 10.75 Ft x 10.67 Ft
4pc Bathroom 10.75 Ft x 8.42 Ft
Laundry room 7.58 Ft x 7.50 Ft
Bonus Room 16.92 Ft x 14.08 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

<http://www.chrisskowron.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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