



## 34 Walden Drive Calgary Alberta

\$562,500

Welcome to your ideal residence nestled in the vibrant, family-oriented community of Walden SE, Calgary. This striking south-facing semi-detached home offers over 1,870 square feet of meticulously developed living space, thoughtfully designed to blend modern comfort with timeless elegance. Boasting four generously proportioned bedrooms, 3.5 luxurious bathrooms, and a fully finished basement, this home is the epitome of sophistication and functionality, offering ample room for additional living or recreational purposes. Upon entering, you are greeted by a beautifully maintained interior, enhanced by central air conditioning that ensures year-round comfort. The open-concept main floor is an entertainer's dream, seamlessly transitioning from a cozy, inviting living room to a modern, state-of-the-art kitchen, adorned with sleek granite countertops. This culinary haven is perfect for both casual family meals and formal gatherings, embodying both style and practicality. The exterior of the home is equally captivating, starting with the south-facing front porch that welcomes you to relax in a serene outdoor setting. This sun-drenched space is an ideal retreat, offering the perfect vantage point to enjoy the peaceful charm of the surrounding neighborhood, whether you're savoring your morning coffee or unwinding after a long day with a glass of wine. The finished basement offers an opportunity for home buyers to convert it into a legal suite subject to permitting by the City of Calgary. Beyond the inviting front porch lies a spacious backyard, perfect for hosting family barbecues or creating your own private garden oasis. A double detached garage offers not only ample parking but also valuable storage space. The home's prime location ensures you're never far from the essentials: Shoppers Drug Mart, Save-On-Foods, RBC, CIBC, Esso, Subway, and Starbucks, along with top-tier hea...

Bedroom 8.08 Ft x 9.50 Ft

Furnace 8.92 Ft x 8.25 Ft

4pc Bathroom 5.00 Ft x 8.25 Ft

Recreational, Games room 15.08 Ft x 15.17 Ft

Dining room 12.75 Ft x 10.75 Ft

2pc Bathroom 2.75 Ft x 7.42 Ft

Living room 12.42 Ft x 15.50 Ft

3pc Bathroom 7.25 Ft x 4.92 Ft

Bedroom 10.08 Ft x 9.17 Ft

Bedroom 10.08 Ft x 10.75 Ft

Primary Bedroom 10.42 Ft x 13.67 Ft

4pc Bathroom 8.00 Ft x 5.33 Ft

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

Listing Presented By:



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(CENTRAL)**

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Kitchen 11.00 Ft x 15.00 Ft