



## 74 Walden Crescent Calgary Alberta

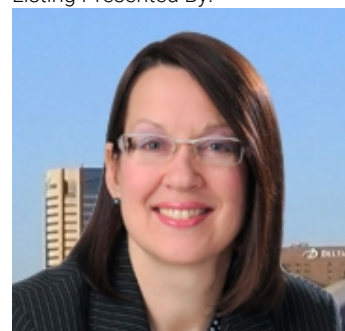
\$625,000

Welcome to this lovely and beautifully designed 3-bedroom, 2.5-bathroom home, built in 2011. Offered for the first time by its original owner, this property is located in the highly sought-after community of Walden. Enjoy the perfect blend of convenience and lifestyle with nearby walking paths, shopping centers, parks, and schools. For added convenience, this home is just steps away from The Gates of Walden Shops! Inside, the open-concept layout provides a welcoming atmosphere with sightlines that flow seamlessly throughout the main living areas. The living room features a cozy fireplace, creating the perfect spot to unwind and relax. The kitchen, the true heart of the home, boasts numerous upgrades, including granite countertops, stainless steel appliances, and a large pantry. Just off the kitchen, you'll find a thoughtfully designed office nook—a practical space for your paperwork or computer. The hardwood floors throughout the main level add a touch of elegance, while the spacious deck invites you to enjoy outdoor living with casual barbecues, peaceful morning coffees, and relaxation. A convenient powder room completes this level. Upstairs, you'll find 3 bright and generously sized bedrooms. The primary suite is a true retreat, featuring a large walk-in closet and a luxurious 4-piece ensuite. The two additional bedrooms also include their own walk-in closets, with a second full bathroom rounding out this level. The unfinished basement offers a blank canvas for you to design and customize according to your needs. The large parking pad at the back provides ample off-street parking and space for a future garage. This is a phenomenal move in ready home in an outstanding location. Book your showing today and see for yourself! (id:6769)

4pc Bathroom 5.25 Ft x 10.42 Ft  
4pc Bathroom 7.58 Ft x 4.92 Ft  
Bedroom 9.42 Ft x 10.75 Ft  
Bedroom 9.25 Ft x 10.92 Ft  
Primary Bedroom 12.33 Ft x 13.58 Ft

2pc Bathroom 5.08 Ft x 5.08 Ft  
Dining room 11.17 Ft x 12.42 Ft  
Foyer 8.00 Ft x 8.17 Ft  
Kitchen 14.75 Ft x 15.33 Ft  
Living room 12.33 Ft x 15.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

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

**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net