



77 Walden Square Calgary Alberta

\$774,900

NEW ROOF & FULL HARDIE BOARD IN 2021 // 3-STAGE AIR FILTRATION SYSTEM // LUXURY STEAM SHOWER ENSUITE // FULLY DEVELOPED // WEST FACING YARD WITH LANE ACCESS // Nestled on a quiet street with a fully landscaped west-facing backyard, this home is truly move-in ready and loaded with premium features. Step inside to discover 9-foot ceilings on every level, creating a spacious and airy feel throughout. The main floor offers a bright open-concept layout with a living room centered around a cozy fireplace, a dedicated dining area, and a gourmet kitchen featuring granite countertops, a large island with breakfast bar, a garburator, walk-through pantry, and stainless steel appliances (with new refrigerator in 2023). A convenient Main floor office and a functional mudroom with custom-built shelving, stand-up freezer (2021), and cabinetry leads to the double attached garage. Upstairs, the spacious primary suite is a true retreat, featuring a fully renovated ensuite with heated tile floors, dual vanities, an 8x8 custom-built steam shower with dual showerheads and independent temperature zones, custom storage, and smart lighting. The bedroom also boasts a paintable custom wood slat feature wall for added style and warmth. Two additional large bedrooms, a bonus room (pre-wired for rear left/right and subwoofer audio through the attic for a clean look), a skylight, and a spacious laundry room - "Jack and Jill'd" with the primary walk-in closet - complete the upper level. Downstairs, the fully developed basement features soaring ceilings, a spacious rec/media room, a fourth bedroom, and a 4-piece bathroom the perfect setup for guests or entertaining. Additional features include central A/C (2021), a whole-home NuvoH2O water conditioner (2021), Cinquartz HEPA air filtration system with UV light and photocatalytic filter (2021), Nest thermostats, Lutron smart lighting on both the ma...

4pc Bathroom 5.00 Ft x 7.58 Ft

Bedroom 8.33 Ft x 10.00 Ft

Recreational, Games room 23.67 Ft x 26.92 Ft

Furnace 11.58 Ft x 20.08 Ft

2pc Bathroom 5.00 Ft x 4.67 Ft

Dining room 7.00 Ft x 14.25 Ft

Office 8.00 Ft x 11.00 Ft

Pantry 4.83 Ft x 10.92 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft

4pc Bathroom 10.17 Ft x 10.50 Ft

Bedroom 9.50 Ft x 13.00 Ft

Bedroom 11.58 Ft x 10.92 Ft

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Listing Presented By:



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<https://www.terliergroup.ca/>

RE/MAX

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

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

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

Foyer	9.00 Ft x 5.50 Ft	Laundry room	5.58 Ft x 6.00 Ft
Kitchen	17.92 Ft x 14.25 Ft	Loft	17.92 Ft x 18.33 Ft
Living room	17.92 Ft x 9.33 Ft	Primary Bedroom	14.42 Ft x 15.50 Ft
Other	7.92 Ft x 8.00 Ft		