



## 249 Walden Heights Calgary Alberta

\$779,000

Original owners, set in a quiet cul-de-sac with a West facing backyard and fully developed basement! Excel built home presenting a brick and Hardi-board exterior with new shingles in 2022. Enter into a tiled front foyer, 9' ceilings with the tandem garage entry a large front walk in closet and formal dining room or main floor flex space. The back of the home presents an open design from the side lifestyle room with a focal gas fireplace with floor to ceiling tile accents, hardwood flooring a spacious kitchen boasting a new fridge, newer dishwasher, induction cook top, chimney hood fan, extended height cabinets and a walk-in pantry. The nook set just off the kitchen offers access to the private yard via the garden door which is fully fenced and landscaped a 2-tier cedar deck, lower flag stone patio. The unique upper plan hosts a front bonus room with built-in speakers, convenient upper laundry, 3 guests or kid's bedrooms, one with its own walk-in closet and 4-piece en-suite bath and the other 2 situated right beside the 2nd upper 4-piece bathroom. The primary bedroom is set to the back of the home and boasts his and her closets a tiled 5-piece en-suite bath with a stand-alone shower, 10 mil glass and his and her sinks. Professionally completed basement adds value to the home with a large recreation room, new hot water tank, 9' ceilings a rough in for solar panels, added storage and flex room perfect for the home office or gym. All this and walking distance to a park, transit and various amenities all within an amazing community. (id:6769)

Furnace 7.75 Ft x 11.17 Ft

Recreational, Games room 23.42 Ft x 26.17 Ft

Other 15.17 Ft x 11.17 Ft

2pc Bathroom 4.83 Ft x 4.83 Ft

Foyer 11.17 Ft x 6.25 Ft

Living room 12.08 Ft x 19.00 Ft

Kitchen 12.75 Ft x 12.42 Ft

Breakfast 12.75 Ft x 8.83 Ft

Dining room 13.50 Ft x 11.67 Ft

Bonus Room 12.75 Ft x 16.33 Ft

4pc Bathroom 4.83 Ft x 8.08 Ft

4pc Bathroom 4.83 Ft x 7.83 Ft

5pc Bathroom 12.08 Ft x 13.58 Ft

Primary Bedroom 12.75 Ft x 17.25 Ft

Bedroom 11.67 Ft x 10.33 Ft

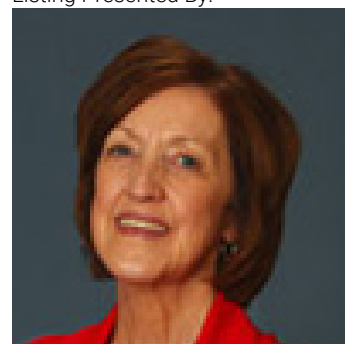
Bedroom 9.92 Ft x 13.92 Ft

Bedroom 9.50 Ft x 11.83 Ft

Laundry room 6.17 Ft x 5.17 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://jameshomes.ca>



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)