



# 1293 Walden Drive Calgary Alberta

\$559,900

Unique opportunity to own a Beautiful, Well kept 3 beds, 2.5 Bath, dual living room with double detached garage, semi-detached home in everyone's favourite Community of Walden. As Soon as you walk into the main floor, you are greeted with 1st Den or Family room that's perfect for work from home set up or extra entertainment space, as you move further Highly upgraded kitchen with Stainless steel appliances, chimney hood fan, quartz counter top, Kitchen Island and spacious dining room at the end of the house, With Cozy living room that's looking back onto magnificent Low maintenance backyard with huge deck ready for summer barbecues. Upper floor Plan is perfect with 2 large size bedrooms at one end and master bedroom on the other end separated by laundry room and main bath in the middle. Talk about everything you need in Master bedroom, Ensuite with shower-tub and Large Vanity, Huge walk-in closet with double stacked closet shelves. Already falling in love? Wait there is more: Large windows for natural lights, Porch at front, large over sized Detached double garage, Location close to public transit, large kitchen island, 9 ft ceiling main floor and Unfinished basement awaits for all your ideas. Let's talk about location: This house is ideally located with 1 block away from Both future public elementary site and future separate elementary junior high school, soccer field and parks. Quick walk or drive with major shopping plaza like Township Plaza and Gates of Walden. 5 minutes Access to Stoney that can connect to anywhere in Calgary. This house offers more than we can list...!! Call today for tour and checkout 3D tour...!! (id:6769)

2pc Bathroom 5.33 Ft x 4.67 Ft  
 Dining room 12.67 Ft x 11.75 Ft  
 Family room 12.00 Ft x 12.92 Ft  
 Kitchen 13.25 Ft x 12.17 Ft  
 Living room 15.08 Ft x 10.42 Ft  
 4pc Bathroom 8.75 Ft x 6.50 Ft

4pc Bathroom 9.00 Ft x 8.75 Ft  
 Bedroom 9.67 Ft x 12.33 Ft  
 Bedroom 9.75 Ft x 11.08 Ft  
 Laundry room 5.92 Ft x 5.92 Ft  
 Primary Bedroom 12.83 Ft x 15.75 Ft  
 Other 5.58 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE SOLUTIONS

<http://www.omrealty.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca