



# 145 Walden Park Calgary Alberta

\$799,000

Nestled in the sought-after neighborhood of Walden, this home offers over 2,800 sqft of living space WALK-OUT BASEMENT Perfectly designed for modern living, this property is ideal for families looking for comfort, style, and convenience. Featuring 4 spacious bedrooms & 3.5 bathrooms, this home provides ample space for everyone. As you enter, you'll be greeted by a bright and airy open-concept layout that seamlessly connects the living, dining, and kitchen areas--perfect for entertaining friends and family. The kitchen is a true highlight, boasting a large island, modern stainless-steel appliances, and plenty of pantry storage as well as a large designated area for a dining room. Upstairs, you'll find a cozy large bonus room, ideal for movie nights or playtime, along with 3 well-sized bedrooms and a convenient laundry room. The primary bedroom features a generous walk-in closet and a beautifully 5-piece ensuite bathroom. The basement offers exciting potential for development, with plans for a 687sqft that could serve as an in-law space or rental opportunity, adding significant value to the home on one of the biggest Lot in Walden. Located in a family-friendly community, Walden provides easy access to parks, schools, and walking trails, along with quick connections to major highways for easy commuting. (id:6769)

Primary Bedroom 16.00 Ft x 12.33 Ft  
Other 7.08 Ft x 6.25 Ft  
Bedroom 10.75 Ft x 10.67 Ft  
Laundry room 7.58 Ft x 7.50 Ft  
5pc Bathroom 12.67 Ft x 10.75 Ft  
Bedroom 10.92 Ft x 10.17 Ft  
4pc Bathroom 10.75 Ft x 8.42 Ft  
Bonus Room 16.92 Ft x 14.08 Ft

Family room 15.75 Ft x 14.50 Ft  
3pc Bathroom 10.33 Ft x 4.08 Ft  
Bedroom 11.25 Ft x 9.83 Ft  
Laundry room 2.83 Ft x 2.50 Ft  
Living room 16.92 Ft x 5.08 Ft  
Dining room 11.25 Ft x 10.83 Ft  
Kitchen 11.83 Ft x 11.25 Ft  
2pc Bathroom 4.92 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

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**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)