



## 25 Walcrest Lane Calgary Alberta

\$619,000

# BACKING TO GREEN SPACE # 1635 SQFT # SIDE ENTRANCE # DOUBLE CAR GARAGE ATTACHED # DECK # EAST FACING # 3BED 2.5 WASH # Welcome to this beautifully designed east-facing duplex in the highly sought-after community of Walden. Offering 1,680 sq. ft. of thoughtfully designed living space, this modern home is perfect for growing families, first-time homebuyers, and investors alike. With a children's park directly behind your home, you can enjoy a safe and vibrant neighborhood where your kids can play freely while you relax in the comfort of your own backyard. Step inside to an open-concept living space that offers both elegance and functionality. This home features 3 spacious bedrooms and 2.5 bathrooms, providing ample space for the entire family. The 9-foot ceilings create a sense of grandeur, while the quartz countertops throughout add a touch of luxury to the modern design. The main floor offers an extra living space, perfect for entertaining guests, while the laundry room is conveniently located on the second floor for added ease. This duplex is designed with durability and style in mind, featuring Hardie board siding for superior exterior protection. The front-attached garage offers convenience and additional storage space. The home is also equipped with central air conditioning, ensuring year-round comfort in every season. A separate side entrance provides flexibility for future development and leads to a 9-foot basement, offering the perfect opportunity for additional living space. To top it off, the included deck is perfect for summer BBQs and outdoor gatherings, making this home ideal for entertaining and relaxation. Located in the scenic community of Walden, this home is an excellent opportunity for investors and first-time homebuyers alike. The neighborhood is known for its nature-centric lifestyle, featuring tranquil parks, open green spaces, and a stunning...

2pc Bathroom 4.92 Ft x 4.92 Ft  
Other 7.33 Ft x 10.33 Ft  
Kitchen 17.17 Ft x 15.33 Ft  
Living room 13.67 Ft x 11.33 Ft  
4pc Bathroom 10.00 Ft x 4.92 Ft

5pc Bathroom 5.33 Ft x 12.75 Ft  
Bedroom 10.08 Ft x 15.92 Ft  
Bedroom 10.67 Ft x 10.83 Ft  
Primary Bedroom 15.33 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
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