



## 32 Walden Place Calgary Alberta

\$899,900

This stunning fully developed 3 bedroom, 2.5 bathroom bungalow has been meticulously maintained and is perfect for a family, down-sizers, or those wanting to enjoy the comforts of a bungalow. Situated on Walden Park, this sprawling 1,569 square foot walkout bungalow is beautiful both inside and out and has nearly 3,000 square feet of developed space. Upon entering the home, transom windows flood natural light into the hallway and throughout the home. There is a large den/office space at the front of home with french doors for added privacy. The timeless white kitchen is complete with quartz countertops, a large pantry with custom shelving and glass cabinetry completing the open and airy feel throughout this home. The kitchen opens to the large dining area and expansive living space that is complete with a central gas fireplace with a custom surround. A wall of windows overlooking the park allows for natural light to keep the space bright all day long, regardless of the time of year and all windows have Hunter Douglas up/down window coverings. A large deck can be accessed off of the main living area and has views overlooking the park. The primary suite spans 13' x 15' and is complete with a 4 pc ensuite with dual sinks, a tiled walk-in shower and a private water closet as well as a large walk-in closet with custom shelving. A laundry room with a sink and additional storage complete the main level. Warm hardwood flooring flows throughout the main level, down the stairs and throughout the entire walk-out basement - meaning no carpet! The lower level offers a living area with a cozy gas fireplace, a games area / flex space with a wet bar complete with a bar fridge and dishwasher, two more large bedrooms, a full bathroom and endless storage! The lower level concrete patio is covered and there is plenty of green space in the large yard that also has a gate leading into W...

Other 13.42 Ft x 9.67 Ft

Bedroom 12.33 Ft x 11.33 Ft

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4pc Bathroom 9.83 Ft x 4.83 Ft

Storage 16.92 Ft x 24.58 Ft

Recreational, Games room 27.50 Ft x 18.42 Ft

Living room 16.58 Ft x 12.83 Ft

Office 12.83 Ft x 12.67 Ft

2pc Bathroom 6.33 Ft x 4.75 Ft

Laundry room 5.33 Ft x 12.83 Ft

Primary Bedroom 13.00 Ft x 14.92 Ft

4pc Bathroom 13.08 Ft x 10.00 Ft

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

Listing Presented By:



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**Kitchen** 14.33 Ft x 10.92 Ft

**Dining room** 12.33 Ft x 12.83 Ft

**Other** 8.00 Ft x 5.92 Ft