



## 67 Walden Green Calgary Alberta

\$779,900

OPEN HOUSE SUNDAY, JULY 29, 11-1 PM. Welcome to a BEAUTIFULLY UPGRADED AND METICULOUSLY MAINTAINED HOME offering over 2,500 sq ft of developed living space, EXTRA BIG LOT, FULL WALK-OUT BASEMENT, NO NEIGHBOURS AT THE BACK and in one of Calgary's most sought-after family communities. Nestled on an extra-wide, tree-lined long cul-de-sac, just steps from parks, bike paths, and natural green spaces, this property truly offers the best of both worlds--peaceful living with easy access to all amenities. Step inside to a spacious and inviting foyer with elegant tile flooring, leading into a bright and open main floor featuring 9' knockdown ceilings, hardwood floors, and an abundance of natural light. The heart of the home is the chef-inspired kitchen, complete with granite countertops, soft-close drawers, oversized rich wood cabinetry, a modern backsplash, pantry and all stainless steel appliances including a gas range with convection oven. The adjacent dining and living areas flow seamlessly together, with large west-facing windows and direct access to an oversized deck--perfect for enjoying warm summer evenings or entertaining guests. Upstairs, you'll find a huge bonus room flooded with light from wall-to-wall windows, ideal for movie nights or a family retreat. The primary suite features a generous walk-in closet and a spa-like ensuite with a soaker tub and separate shower. Two additional bedrooms and a 4-piece bathroom offer comfort and functionality, while a convenient upper-level laundry room completes this floor. Each bedroom on upper floor has its own walk-in closet. The fully developed walkout basement adds tremendous value with 9' ceilings, offering a large recreation room, an additional bedroom, a 4-piece bath and space to add a bar or gym area. There's also a spacious storage/mechanical room for all your seasonal needs. The west-facing backyard is huge and land...

Storage 5.42 Ft x 4.17 Ft

Recreational, Games room 11.33 Ft x 11.58 Ft

4pc Bathroom 9.17 Ft x 5.17 Ft

Bedroom 10.67 Ft x 9.50 Ft

Other 3.58 Ft x 4.25 Ft

Other 7.17 Ft x 3.75 Ft

2pc Bathroom 6.33 Ft x 2.92 Ft

Bonus Room 19.00 Ft x 13.67 Ft

Laundry room 8.33 Ft x 5.42 Ft

4pc Bathroom 8.33 Ft x 4.83 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate



**Real Estate Professionals Inc.**

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

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

Other	13.08 Ft x 5.42 Ft	Office	4.92 Ft x 4.83 Ft
Living room	17.58 Ft x 12.42 Ft	Bedroom	10.50 Ft x 12.42 Ft
Dining room	12.50 Ft x 10.33 Ft	Other	5.67 Ft x 3.50 Ft
Kitchen	8.50 Ft x 12.50 Ft	Bedroom	10.42 Ft x 11.92 Ft
Pantry	4.67 Ft x 2.92 Ft		