



72 Walden Parade Calgary Alberta

\$709,000

Located in the vibrant, family-friendly community of Walden, this well-maintained 2-storey home offers 1,926 sq. ft. of functional living space, a private SW-facing backyard with no neighbours behind, and an open-concept layout perfect for modern living. From the moment you enter the open foyer, you'll notice the 9-ft ceilings, rich hardwood flooring, central A/C, and large, bright windows that fill the main floor with natural light. The spacious living room flows effortlessly into the updated kitchen, which features granite countertops, stainless steel appliances, a pantry, and a central island—ideal for family meals or entertaining. The dining area opens to a sunny SW-facing deck and private backyard, while a 2-piece powder room, office nook, and mudroom with access to the double attached garage complete the main floor. Upstairs, a large bonus room offers the perfect space for a family hangout or media area. The primary bedroom is a true retreat, complete with a walk-in closet and luxurious 5-piece ensuite featuring double vanities, a soaker tub, and a separate shower. Two additional spacious bedrooms, a 4-piece bathroom, and an upper-floor laundry room round out the second level. The unfinished basement is ready for your personal touch and future development. Enjoy the peaceful surroundings and unbeatable location just a short walk to a nearby playground, with Fish Creek Park and Blue Devil Golf Course only minutes away. You'll also love being close to Township Shopping Centre, multiple schools (K-9), and easy access to Stoney Trail and Macleod Trail. Don't miss your chance to own this fantastic home in a well-connected, amenity-rich community—book your showing today! (id:6769)

Primary Bedroom 13.42 Ft x 14.58 Ft

Bedroom 9.92 Ft x 10.00 Ft

5pc Bathroom 9.25 Ft x 10.08 Ft

4pc Bathroom .00 Ft x .00 Ft

Bonus Room 18.00 Ft x 13.83 Ft

Bedroom 9.92 Ft x 9.92 Ft

Kitchen 9.67 Ft x 16.25 Ft

Living room 13.25 Ft x 16.25 Ft

Dining room 10.00 Ft x 9.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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