



## 72 Walden Parade Calgary Alberta

\$689,900

Welcome to this beautifully maintained 2-storey home located in the thriving, family-friendly community of Walden. Offering over 1,900 sq. ft. of thoughtfully designed living space, this home features a sunny southwest-facing backyard with no rear neighbors—providing both privacy and open views. Step inside to a warm and inviting main floor, complete with 9-ft ceilings, rich hardwood flooring, and large windows that flood the space with natural light. The open-concept layout is perfect for modern living, with a spacious living room that flows effortlessly into the updated kitchen—featuring granite countertops, stainless steel appliances, a walk-in pantry, and a central island ideal for meal prep or casual dining. The adjacent dining area opens onto a sun-drenched deck and private backyard, perfect for relaxing or entertaining outdoors. A convenient office nook, 2-piece powder room, and mudroom with direct access to the double attached garage round out the main floor. Upstairs, a generous bonus room offers flexible space for movie nights, family activities, or hosting guests. The serene primary suite includes a walk-in closet and a luxurious 5-piece ensuite with dual vanities, a soaker tub, and a separate shower. Two additional bedrooms, a full 4-piece bathroom, and an upper-level laundry room provide everything you need for functional and comfortable family living. The home also includes central air conditioning for year-round comfort. The unfinished basement presents endless possibilities for future development—whether as extra living space, a home gym, or playroom. Ideally situated just steps from parks and playgrounds, and minutes from Fish Creek Park, Blue Devil Golf Course, schools, shopping, and major commuter routes including Macleod Trail and Stoney Trail. This is a fantastic opportunity to own a move-in-ready home in one of Calgary's most desirable south...

2pc Bathroom 4.92 Ft x 5.42 Ft

Dining room 9.92 Ft x 9.00 Ft

Foyer 13.08 Ft x 5.08 Ft

Kitchen 9.75 Ft x 16.17 Ft

Living room 13.17 Ft x 16.25 Ft

Office 5.17 Ft x 5.50 Ft

5pc Bathroom 9.25 Ft x 10.00 Ft

Bedroom 9.92 Ft x 9.92 Ft

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Family room 17.83 Ft x 13.75 Ft

Laundry room 8.50 Ft x 5.08 Ft

Primary Bedroom 13.33 Ft x 14.58 Ft

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Listing Presented By:



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