



# 13 Walden Park Calgary Alberta

\$1,165,000

CALIFORNIA HOMES CUSTOM - 5 BEDS - 3 ENSUITE BATHROOMS - 8 FOOT SOLID CORE DOORS - SPICE KITCHEN - WEST FACING BACKYARD - COVERED DECK - FINISHED WALK OUT BASEMENT - DOUBLE CAR GARAGE - WORK BENCH, COUNTER AND SINK - SOUND PROOF WALLS - SECURITY SYSTEM - KINETICO WATER SYSTEM - HARDWOOD FLOORS Nestled in the picturesque and rapidly expanding Walden community, this remarkable home offers a generous living space of 2700 sq.ft., comprising 5 bedrooms and 5 bathrooms. Making it ideal for families seeking luxury and comfort. As you step inside, you are greeted by a sense of sophistication, highlighted by the grandeur of 9-foot ceilings and sturdy 8-foot solid core doors that grace every room, and abundant natural light floods through large Lux windows illuminating each room's beauty. A convenient home office near the entrance caters to the needs of busy families. The office comes complete with custom built-in shelves and drawers. The attached double-car garage features custom cabinets, a counter and sink, a full-length garage drain, a gas-powered heater, custom garage shelving and a workbench with lighting. The garage seamlessly connects to a mudroom, pantry and spice kitchen, providing easy access for bringing in groceries during inclement weather. The spice kitchen is anyone's dream, providing elegance and privacy for preparing any meals during any event at home. The main kitchen is a culinary delight with its eye-catching backsplash and expansive island perfect for entertaining guests at its elevated counter height. Equipped with top-of-the-line appliances including a Frigidaire wall unit in both kitchens, Kenmore dishwasher, Samsung fridges, Bosch stove with Westwood Hood Fan in the main kitchen, and a Samsung Chef Collection stove in the spice kitchen complemented by a Faber hood fan. Cleaning is made effortless with an under-cabinet central vacuum system strategic...

Primary Bedroom 18.00 Ft x 16.00 Ft

5pc Bathroom 12.17 Ft x 10.92 Ft

Other 6.42 Ft x 6.42 Ft

Bedroom 12.33 Ft x 10.92 Ft

2pc Bathroom 5.42 Ft x 5.42 Ft

Bonus Room 15.58 Ft x 13.42 Ft

Recreational, Games room 23.00 Ft x 13.00 Ft

Other 6.42 Ft x 5.00 Ft

2pc Bathroom 6.17 Ft x 4.92 Ft

Family room 15.58 Ft x 13.00 Ft

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Listing Presented By:



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First Place Realty

**RE/MAX Realty Professionals**

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Laundry room 10.92 Ft x 6.17 Ft

Other 10.92 Ft x 6.92 Ft

Bedroom 13.50 Ft x 12.92 Ft

3pc Bathroom 9.92 Ft x 5.58 Ft

Bedroom 11.83 Ft x 11.00 Ft

Bedroom 14.17 Ft x 12.33 Ft

4pc Bathroom 11.08 Ft x 6.83 Ft

Kitchen 14.00 Ft x 12.00 Ft

Living room 17.08 Ft x 14.00 Ft