



# 164 Walden Path Calgary Alberta

\$475,000

Step into the epitome of modern living in Walden with this trendy townhome. The main floor features luxury vinyl plank flooring, sleek cabinets, and a stunning quartz countertop complemented by stainless steel appliances. The eating area boasts extra room for ample storage, while the living room offers large windows that flood the space with natural light. The dining space can easily accommodate a large table, and the family room is incredibly well designed to suit all your furniture. Upstairs, you'll find not just one, but two super-sized bedrooms. The primary bedroom comes complete with its own walk-in closet and ensuite bathroom, making mornings a breeze. The secondary bedroom offers a fantastic walk-in closet, and the 4-piece bathroom is just beyond the entry door. For those who are working from home this property is perfect. The large upper office is where you will imagine setting up your ideal home office. Laundry conveniently located upstairs adds to the practicality of this home. Outside, enjoy a semiprivate yard which benefits from the westerly exposure and walks directly onto amazing park space. This property is absolutely ideal for relaxing, summer BBQ's or hosting friends and family gatherings. With an attached double attached tandem garage, plus a large driveway, parking is hassle-free. The location couldn't be more ideal - close to shops, schools, and just steps from transit makes this home a perfect blend of convenience and lifestyle. (id:6769)

Kitchen 13.42 Ft x 11.83 Ft  
Dining room 12.00 Ft x 10.25 Ft  
Living room 15.50 Ft x 14.08 Ft  
2pc Bathroom 5.50 Ft x 4.75 Ft  
Primary Bedroom 13.58 Ft x 10.17 Ft  
Bedroom 11.58 Ft x 10.00 Ft

Office 9.00 Ft x 7.83 Ft  
3pc Bathroom 7.92 Ft x 4.92 Ft  
4pc Bathroom 7.67 Ft x 4.92 Ft  
Laundry room .00 Ft x .00 Ft  
Foyer 10.92 Ft x 4.83 Ft  
Furnace .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Landan Real Estate

<http://www.christiantwomey.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca