



## 345 Walden Drive Calgary Alberta

\$449,900

It is my pleasure to introduce this exceptional townhome located in the heart of Walden. Amazing front curb appeal will have you wanting more. Stunning full open concept main level boasts a dream kitchen overlooking the dining and living room areas, making it perfect for entertaining your guests. Kitchen boasts plenty of cupboard space, quartz countertops with dual undermount sink, upgraded black appliances, pantry, and raised eating bar. The Juliet balcony invites both natural lighting and air flow while maintaining a style that is a good addition to this plan. Dining room will accommodate a larger table while the living room is a great spot to turn in for the night in front of the big screen. Tasteful hardwood and tile flooring dominate. Completing the main level is a sunny south facing balcony for the peaceful morning coffee. Upper level includes dual primary bedrooms each with their own full ensuite and dedicated upper laundry. Central air conditioning will have you beating the heat during these long and hot summer days. Double attached tandem garage offers ample space for your vehicles along with additional storage. This beautiful complex is mere steps to the shops and restaurants at the Gates of Walden. Blue Devil course is just down the hill and this area also has numerous parks and green spaces. Easy access to Macleod Trail, yet tucked away nicely in the community. Properties of this quality do not hit the market very often. Time to take advantage of this opportunity. You will not be disappointed. (id:6769)

Living room 13.25 Ft x 10.92 Ft

Kitchen 15.42 Ft x 7.83 Ft

Dining room 11.83 Ft x 8.67 Ft

2pc Bathroom 5.50 Ft x 4.58 Ft

Primary Bedroom 12.75 Ft x 10.83 Ft

3pc Bathroom 7.75 Ft x 5.33 Ft

Bedroom 11.83 Ft x 10.83 Ft

4pc Bathroom 7.92 Ft x 5.33 Ft

Laundry room 3.50 Ft x 3.00 Ft

Foyer 11.83 Ft x 3.92 Ft

Furnace 15.67 Ft x 3.50 Ft

Listing Presented By:



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RE/MAX House of Real Estate

<https://www.chrismarshallrealtor.com/>

**RE/MAX Realty Professionals**

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