

**124 Walden Parade SE**  
**Calgary, Alberta**

**MLS # A2184460**



**\$674,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,785 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Shed, pergola and lights

\*\*\* OPEN HOUSE SATURDAY JANUARY 4TH FROM 1-3 PM AND SUNDAY JANUARY 5TH FROM 1-3 PM \*\*\* Sunny South-West Facing Backyard! Welcome to this stunning 2-storey home with 3 bedrooms, a bonus room, and over 1,780 sq. ft. of thoughtfully designed living space. Combining style, functionality, and top-notch upgrades, this home is perfect for modern family living. Step inside to find hardwood flooring complemented by tile in the entryway, the 9&rsquo; knockdown ceilings create an airy feel, while the inviting living room features a cozy fireplace. The gourmet kitchen is a chef&rsquo;s dream, complete with a large island and flush breakfast bar, stone countertops, stainless steel appliances, and a walk-in pantry. The open floor plan ensures seamless flow, making it ideal for family gatherings or entertaining. Step out to the sunny backyard, perfect for kids to play or to relax and soak up the sunshine. &frac12; bathroom and large mud room complete the main level. Upstairs, you&rsquo;ll find a spacious bonus room, a convenient upper floor laundry room, and three generously sized bedrooms. The primary suite is a true retreat, boasting a luxurious 5-piece ensuite with a separate shower, dual sinks, and plenty of storage. The undeveloped basement offers endless potential for customization, allowing you to create the space of your dreams. Additional Features include Dream heated garage with an over-height 8 ft door to accommodate your taller vehicles, Central air conditioning for year-round comfort, and Stunning Mountain views. This home is a must-see with its stylish design and excellent location close to schools, parks, shopping and plenty of other amenities, it&rsquo;s perfect for your family&rsquo;s next chapter.