

**64 Walden Square SE**  
**Calgary, Alberta**

**MLS # A2207690**



**\$799,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,419 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Level, Private		

<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound

**Inclusions:** None

RARE OPPORTUNITY &ndash; HIGHLY UPGRADED CORNER LOT HOME WITH 9&rsquo; CEILINGS ON BOTH LEVELS! This exceptionally upgraded 2,421 sq. ft. estate home is a rare find&mdash;they don&rsquo;t build them like this anymore! Located on a sun-drenched CORNER LOT, this property offers incredible upgrades inside and out, setting it apart from the rest. Step inside to an open-concept main floor featuring 9&rsquo; ceilings, 8&rsquo; TALL DOORS, built-in speakers, and OVERSIZED WINDOWS that flood the space with natural light. The chef&rsquo;s kitchen boasts custom 42&rdquo; espresso cabinetry, deep granite countertops, an oversized island, high-end stainless steel appliances, and a walk-through pantry. The living room features a beautiful fireplace, while a dedicated OFFICE with double French doors provides the perfect workspace. Upstairs, 9&rsquo; HIGH CEILINGS continue&mdash;a rare upgrade&mdash;enhancing the spacious BONUS ROOM and three large bedrooms. The primary suite is a private retreat, complete with a spa-inspired 5-piece ensuite, dual sinks, a granite bench in the oversized shower, a soaker tub, and a walk-through closet that connects to the UPPER LEVEL LAUNDRY ROOM. The PRIVATE BALCONY is perfect for relaxing with morning coffee. The fully landscaped backyard is designed for year-round enjoyment with a covered deck, two gazebos, a hot tub, and underground irrigation. The stucco & stone exterior adds to the home&rsquo;s timeless appeal. Features include: 9&rsquo; ceilings on BOTH levels &ndash; extremely rare! Upgraded 8&rsquo; doors throughout, Built-in speaker system throughout the home, Air conditioning & central vacuum system, Double attached garage (insulated) with man door, Fully fenced yard with underground irrigation and much more! Located

ACROSS FROM THE PARK and just minutes from shopping, dining, and amenities, this home offers a rare combination of upgrades, space, and UNBEATABLE LOCATION. Homes like this don't come up often &ndash; book your showing today before it's gone!