

## 246 Walcrest View SE Calgary, Alberta

MLS # A2213950



# \$898,888

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,251 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** none

Welcome to 246 Walcrest View SE, a stunning, well-designed home offering 2,251 sq. ft. of above-grade living space and an unfinished walkout basement. With 4 total bedrooms and 4.5 bathrooms, this home provides ample space for families and guests. Welcome to the main floor that features an open-concept layout with an inviting living room complemented by a cozy fireplace; a bright dining area with natural views is perfect for your family gatherings or entertaining guests. A modern kitchen with quartz countertops, a gas stove, stainless steel appliances, and plenty of cabinetry is suitable for food lovers and cooking enthusiasts. The main floor bedroom & a 3 piece modern bath is ideal for guests or office space. There is an additional half bathroom on this level for convenience. The bright staircase welcomes you to the spacious family room great for relaxation, family entertainment and movie nights! The 3 bedrooms including dual primary bedrooms with spacious walk-in closets are practical for large families. One of the primary bedrooms with large windows with natural views, a 5-piece modern bath oasis ensuite and spacious walk-in closet is sure to impress the new owners. The second primary bedroom with large windows and a 4-piece ensuite is practical for large families. The third bedroom and a shared bathroom complete this level and not to miss a convenient upper floor laundry room. An unfinished walkout basement with additional separate exterior entry is waiting for your ideas. Nestled in the vibrant community of Walden, this home offers effortless living with urban conveniences and natural beauty. Enjoy tranquil parks, preserved trees, and scenic walking trails..A naturalized wetland and clear-water pond provide a peaceful retreat. The Gates of Walden shopping district features over 65 retail shops, restaurants, and essential services. Schools Nearby: Access

to Dr. Freda Miller School, Midsun Junior High, and Dr. E.P. Scarlett Senior High. Convenient access to Macleod Trail and Calgary Transit routes. This exceptional home provides modern comfort, versatility, and an ideal location for families. Whether you want a multi-generational living space or a smart investment opportunity, this home checks all the boxes.