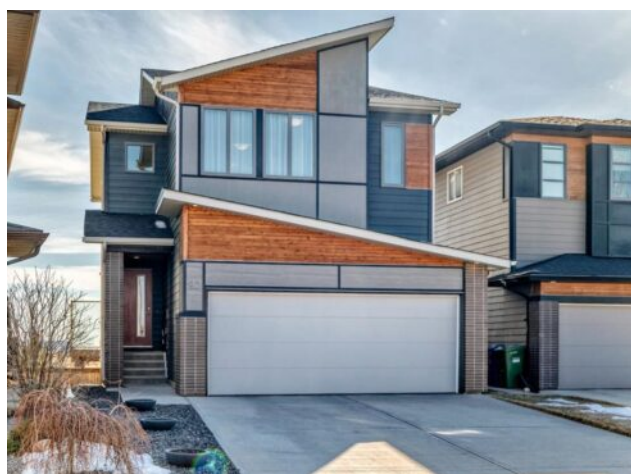


## 20 Walden Green SE Calgary, Alberta

MLS # A2299831



# \$839,000

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,159 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Conservation, Cul-De-Sac, Front Yard, Gentle		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Veneer, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	garage remote		

Welcome to this SHOW HOME CONDITION walk-out two-storey backing onto pond and green space with future park plans, ideally located on a quiet cul-de-sac in the sought-after community of Walden. The main level showcases pristine hardwood floors and a sleek, modern kitchen featuring granite countertops, a large island with seating, stainless steel appliances, a custom hood fan, and a generous walk-in pantry. The sunny dining area, surrounded by windows, offers patio doors leading to the deck perfect for enjoying the stunning pond and green space views. This level also features a private office with built-in workspace and a warm, inviting living area where you can relax by the fireplace while taking in the peaceful scenery. The very large, oversized backyard is fenced and treed, providing both space and privacy. Upstairs, the primary suite overlooks the pond and features a bright 5-piece ensuite with granite counter, dual sinks, soaker tub, separate oversized shower, private water closet, and a huge walk-in closet. The second level also includes two additional large bedrooms, a 4-piece bathroom, convenient laundry room, and a spacious bonus room perfect for family living. The professionally finished walk-out basement adds exceptional versatility, offering a fourth bedroom with walk-in closet, a 4-piece bathroom, and direct access to the backyard. Completing the home is a finished, insulated double attached garage. This modern, functional home offers outstanding living space, breathtaking views, and an unbeatable location. This amazing home offers a total of 2900 sq. ft. of total living space. Quick possession available!