

**43 Walden Court SE**  
**Calgary, Alberta**

**MLS # A2229531**



**\$879,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,422 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Insulated, See Remarks		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Rectangul		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*\*OPEN HOUSE SATURDAY, JUNE 14, 2:30 - 4:30\*\*\*** Welcome to this exceptional home (3350 sf of developed living space including fully-finished lower level) located on a large cul de sac in the highly sought after and kid-friendly community of Walden. With 4 bedrooms, 4 bathrooms and a multitude of upgrades you will fall in love with its modern urban charm. The main floor focal point is an exquisite custom fireplace with a contemporary chunky mantle and hearth with tile front. Notice two over-sized sliding glass doors. One functions as a window at the moment, but was added to accomodate potential future deck expansion. The gourmet kitchen features white quartz countertops, custom cabinetry, new stainless steel appliances, gas stove and walk-in pantry. Mudroom with 4 lockers and plenty of storage, plus a large office. The upper floor includes a large primary bedroom with a 5-piece spa like ensuite with soaker tub, stand alone shower, makeup table, brand new countertops, his and her sinks and his and her walk-in closets. The upstairs also consists of 2 additional bedrooms - one of them includes its own walk in closet and vaulted ceiling - a spacious laundry room, bathroom, and bonus room complete the upper floor. The basement is fully developed and includes a rec room/home gym with custom gym flooring, full bathroom, ample storage and the 4th bedroom with a deep set closet. Recent upgrades and additions include a new roof in 2021, new front loading washer & dryer, dishwasher, and fridge and new luxury plank flooring. Soak up the sunshine in the professionally landscaped, low maintenance and fully fenced yard. Enjoy central air conditioning and a double garage with an epoxy poured floor and steel shelving installed. A stunning Homes By Avi design. Schedule your private showing today - we can't wait to show you around!