

**64 Walcrest View SE  
Calgary, Alberta**
**MLS # A2245544**

**\$1,090,000**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,476 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Heat		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Pie Shap		

**Heating:** High Efficiency, Forced Air, See Remarks

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Concrete, Stone, Stucco

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Smart Home, Storage, Vaulted Ceiling(s), Wet Bar, Wired for Sound

**Inclusions:** Call listing agent....hot tub, all furniture and electronics negotiable

RARE Bungalow on Ridge lot with Sunny South backyard and stunning Views! Numerous upgrades and high end finishes in this custom built beauty by California Homes. The original owners meticulously planned every inch of this earthy modern beauty. 14 foot Vaulted ceilings on main level with massive open floor plan, floor to ceiling triple pane windows with upgraded Double Low E Argon Gas insulation and Chalet Style 14 foot custom maple and stone gas fireplace. 4 skylights ensure natural light throughout. 8 foot doors on main level featuring a triple bolt front door for security. Huge master bedroom easily fits a king bed and ensuite has double sinks, separate roomy shower with dual heads, free standing "zen" soaker tub and walk-in closet with separate entry door for 8 person hot tub access on the spacious 24x14 ft "Duradeck". The ensuite floor is heated. The kitchen is amazing with large island, under cabinet lighting, soft close drawers, plenty of cabinetry, built-ins and top of the line Frigidaire Professional Stainless Steel appliances including Side by side fridge and freezer, double oven, microwave, dishwasher, gas stove, powerful hood fan, garburator and huge custom pantry with slide out drawers. High end Beverage/wine coolers. Custom "Dolomite" stone countertops throughout. Stained Maple built-ins and 10 mil glass and maple railings. High end articulating mounts and powered wall inserts for easy access to your TV and hidden electronics in the living room and master. Smart Home Technology. LED voice control lights and Ecobee smart thermostats. WIFI garage door, Hot Tub control and Exterior 4 Camera access from your phone. TP6A Energy Efficient Dual Zone heating, humidifier, central air conditioning and "Lifebreath" constant fresh air circulation system. 10 year whole home

Water purifier (no filters required), Water softener and 75 Gallon HWT. Huge family room with wet bar, sensational 120" Dolby 7.1 Surround Sound Home Theatre. Security system, roughed in vacu-flow, and ceiling speaker wiring throughout. Exposed aggregate concrete driveway and entrance. Large double attached garage with epoxy flooring and abundant custom wall shelf storage. Tons of built in storage in the mechanical room which also provides hidden access to all Media Room wiring. Steps from wonderful walking pathways to the park, nearby pond and more. this property is very special with thoughtful design aiming for peace and privacy for those wanting a wonderful quality built bungalow lifestyle in an excellent location and community. A home that needs to be seen to appreciate. This home shows awesome! Note: Existing furniture, decor and electronics are negotiable.