

\$729,900 - 297 Walden Square Se, Calgary

MLS® #A2115106

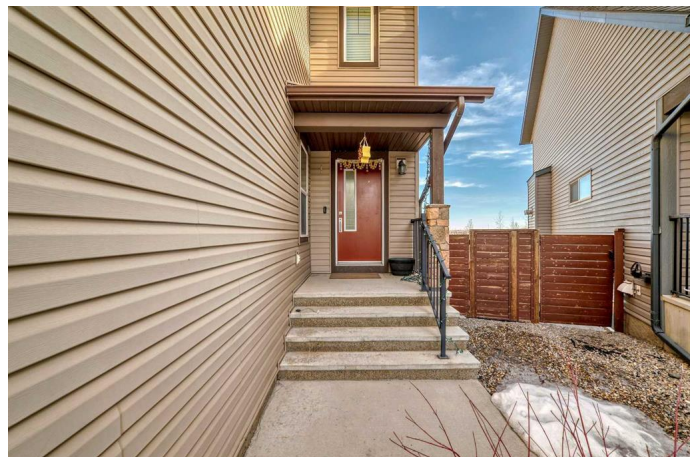
\$729,900

3 Bedroom, 4.00 Bathroom, 2,118 sqft

Residential on 0.10 Acres

Walden, Calgary, Alberta

HUGE PRICE ADJUSTMENT!!!! Welcome to this beautiful 2-storey home on a WALKOUT and HUGE PIE SHAPED LOT (a RARE feature) with a lot of UPGRADES, located in the amenity rich community of Walden. As you enter through the welcoming front entry you are welcomed with an open-concept floor plan, a nice main floor office/flex room to the left and 9'™ ceilings throughout the main floor. Moving to the back the UPGRADED chef's kitchen offers a walk-through pantry, ample GRANITE counter space, BUILT-IN stainless steel appliances and the sink looking out to the greenspace behind, you will love spending time in this practically designed space. This level features hardwood flooring, pot lights, gorgeous Living room with gas fireplace with plenty of Large Windows letting in a lot of Natural Light and a beautiful dining room with access to your own Private deck overlooking the large backyard and green space behind. Enjoy the beautiful views with No Neighbours Behind. The main floor also features a 2pc-bathroom which completes this floor. Moving upstairs through an open staircase you are greeted by a large BONUS room with VAULTED Ceilings which gives the whole home a bright and airy feeling. The Bonus Room has exceptional views of the green space behind and a perfect spot to setup a telescope!. The large Master Bedroom, also overlooking the green space, features a Spa like 5-pc Ensuite with a large soaker tub, a separate shower with built-in bench and a



Huge Walk-in Closet. The second bedroom also features a VAULTED Ceiling and a Walk-in Closet. There is another full 4-pc bathroom on this level. A good sized 3rd bedroom and a LAUNDRY room complete this floor. Going downstairs the finished Walkout basement has large Windows, a kitchenette style wet bar, complete with granite counter tops, and a full sized island. Completely open concept, you'll find lots of room in the basement for storage, gaming or a gym as you please. The Rec Room could be converted to a potential 4th bedroom. The basement has another full 3-pc bathroom with standing shower. The basement also features access your own covered courtyard, Patio with interlocking tiles and beautiful backyard. This home comes fully equipped with Central A/C for those hot summer months and a Water Softener as well. You will love living here with shopping, Transit, Parks and Playgrounds within walking distance from home and quick access to major routes. Call your favorite Realtor to book a Showing!!

Built in 2013

Essential Information

MLS® #	A2115106
Price	\$729,900
Sold Price	\$725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,118
Acres	0.10
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	297 Walden Square Se
Subdivision	Walden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X0T8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Oven, Gas Range, Microwave, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Permeable Paving, Private Yard, Storage
Lot Description	Back Yard, No Neighbours Behind, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 13th, 2024
Days on Market	29

Zoning	R-1N
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
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