

163 Walden Terrace SE  
Calgary, Alberta

MLS # A2196214



**\$697,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,185 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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"New Furnance 2023, New Hot water tank 2025. "Welcome home! This stunning property offers 2,184+ sq. ft. of stylish and functional living space in a prime location near parks, pathways, and shops. Enjoy hardwood flooring, 9-ft knockdown ceilings, and a cozy fireplace in the open-concept main level. The chef's kitchen features quartz countertops, stainless steel appliances, a trendy backsplash, and granite countertops. Upstairs, the bright primary suite boasts a 5-piece ensuite with a soaker tub, tiled shower, and walk-in closet. Two spacious bedrooms, a 4-piece bath, upstairs laundry, and a vaulted-ceiling bonus room complete the level. Relax outdoors on the large deck with a gas line, paver patio, and low-maintenance garden. The undeveloped basement offers endless possibilities with a high-efficiency furnace, hot water tank, and bathroom rough-in.