



Erin Ferguson
Phone: 403-992-3746
Mobile:
Fax:
Email: erin@erinferguson.ca
Office: 403-992-3746

Century 21 Bamber Realty Ltd
1612 17 Ave SW
Calgary, AB
T2T 0E3

996 WALDEN Drive SE, Walden, Calgary, Alberta, T2X 4C4, Ca

MLS®# A1072083



Image not found or type unknown

Property Value	\$284,900
Type	Row/Townhouse
Style	Townhouse
Parking	Insulated, Single Garage Attached
Year Built	2015
Living Area	1,227.45 sq.ft.
Lot Frontage	10.17 ft
Lot Size Area	1,140 sq.ft.
Bedrooms	2
Bathrooms	2 full

Description

This highly upgraded townhome shows better than new – immaculately kept & beautifully upgraded by the builder & the seller (who is a professional carpenter). Boasting an amazing location across the street from walking paths, duck pond & park – stone's throw to the new Township Mall opening spring 2021 (<https://experiencetownship.ca/news/>). This gorgeous home offers a single attached garage w/work bench & is insulated/drywalled & heated. Ground floor flex room – perfect for working from home or as an additional bedroom for guests. The open main floor plan boasts a large living room w/patio door to the balcony (with gas line for BBQ). Hardwood floors cover the living room & dining nook...24" tile in the kitchen! Your kitchen offers the "wow factor" w/upgraded SS appliances (incl a gas stove), prep island, quartz counter tops, pot lights, pantry, spice racks & lots of cabinets. In addition, you'll find 9' knockdown ceilings & beautiful shiplap feature walls. The upper level offers 2 large master bedrooms, both with their own beautiful ensuite baths (sellers will leave the floating bedside tables). Other upgrades incl Hunter Douglas blinds, AIR CONDITIONING, full length driveway, medicine cabinets, auto fan in ensuite baths, usb plug in ports on ground level & in the kitchen, in wall HDMI TV connections, lots of storage closets....and the list goes on. This well-run complex offers visitor parking & is pet friendly w/board approval. This is truly an amazing home that should not be missed if you're in the market for a "lock and leave lifestyle".







Disclaimer

The information posted on this website is intended only for the information of its readers. While all attempts are made to insure the correctness and suitability of information under our control and to correct any errors brought to our attention, no representation or guarantee can be made as to the correctness or suitability of that information or any other linked information presented, referenced, or implied. Any decisions or actions taken based on any information in this site, or any sites linked to it, are the sole responsibility of the user.