

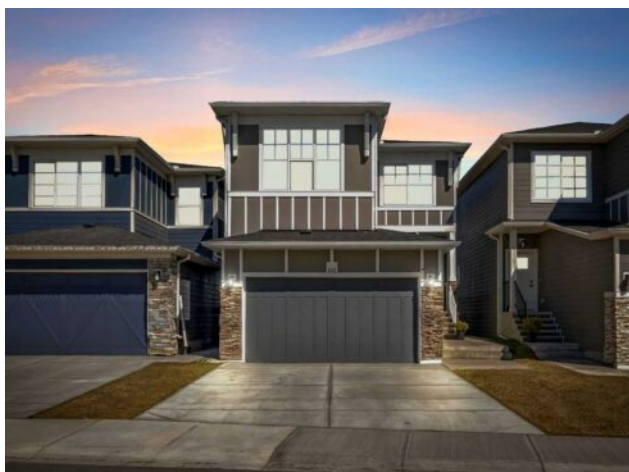


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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252 Walcrest View SE  
Calgary, Alberta

MLS # A2213988



**\$999,888**

Division:	Walden		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,341 sq.ft.	Age:	2023 (2 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, No Neighbours Behind, V		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 252 Walcrest View SE, a stunning, well-designed home offering 2,341 sq. ft. of above-grade living space and a fully developed legal basement suite. With 7 total bedrooms and 5 bathrooms, this home provides ample space for families, guests, and is suitable for rental. The main floor features an open-concept layout with a spacious and inviting living room complemented by a cozy fireplace; a bright dining area with natural views is perfect for family gatherings or entertaining guests. A modern kitchen with quartz countertops, a gas stove, stainless steel appliances, and plenty of cabinetry is suitable for food lovers and cooking enthusiasts. The main floor bedroom & a 3 piece modern bath is ideal for guests or office space. The bright staircase welcomes you to the spacious family room upstairs, great for relaxation, family entertainment and movie nights! The 4 bedrooms including two primary bedrooms with spacious walk-in closets are indeed practical for large families. One of the primary bedrooms with large windows with natural views, a 5-piece modern bath oasis ensuite and walk-in closets with closet organizers and drawers is sure to impress the new owners. There is an additional primary bedroom with large windows and a 4-piece ensuite is practical for large families. There are two additional bedrooms and a shared bathroom at this level and not to miss a convenient upper floor laundry room. A fully developed walkout basement with additional separate exterior entry is a registered legal secondary suite with the City of Calgary. Two bright bedrooms and a spacious living room along with a modern kitchen including brand new modern appliances is ideal for large families, guests, and is suitable for rental. Nestled in the vibrant community of Walden, this home offers effortless living with urban conveniences and natural beauty. Enjoy

tranquil parks, preserved trees, and scenic walking trails..A naturalized wetland and clear-water pond provide a peaceful retreat.The Gates of Walden shopping district features over 65 retail shops, restaurants, and essential services. Schools Nearby: Access to Dr. Freda Miller School, Midsun Junior High, and Dr. E.P. Scarlett Senior High. Convenient access to Macleod Trail and Calgary Transit routes. This exceptional home provides modern comfort, versatility, and an ideal location for families. Whether you want a multi-generational living space or a smart investment opportunity, this home checks all the boxes.