



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

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117 Walden Square SE  
Calgary, Alberta

MLS # A2245023



\$779,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Storage		
Inclusions:	Refrigerator, stove, hood fan, microwave, dishwasher, washer, dryer, window curtains, built-in garage heater, shed.		

Welcome to this beautifully maintained family home in the heart of Walden. The main floor offers a bright and open layout with gleaming hardwood floors, freshly polished, and an impressive “ceiling that adds to the sense of space. At the front, a versatile flex room can serve as a home office or an additional sitting area. The kitchen features recently installed stainless steel refrigerator, oven, and dishwasher, along with soft-close drawers and granite countertops – all chosen for style and durability. A convenient half bathroom and a rough-in for central vacuum complete the main floor. Step outside to a wide backyard deck with metal railing, spanning nearly the full width of the home – ideal for outdoor entertaining or relaxing afternoons. A large storage shed provides extra space for tools and seasonal items. Upstairs, enjoy a “ceiling and three generous bedrooms, including a spacious primary suite with a luxurious ensuite. A flexible bonus room can be used as an entertainment area, home office, or a fourth bedroom, alongside a second full bathroom. The fully developed basement adds two more bedrooms, a full bathroom, and a large family/entertainment area with generous storage closets, including one under the stairs. The attached two-car garage is equipped with a built-in heater, making it functional year-round. The freshly painted floor and walls, along with custom wooden shelving along the perimeter, keep the space organized and work-ready. Lovingly maintained and thoughtfully upgraded, this home blends comfort, function, and style – ready for you to enjoy from day one.