

**335 Walden Mews SE Calgary, AB T2X 0T2**

**Residential  
Incomplete  
Banner:**

**A2058829**

***Captivating 2-Storey Dream Home in Walden!***

**DOM:** 0      **LP:** \$649,900.00  
**CDOM:**      **OP:**



<b>Class:</b>	Detached	<b>City:</b>	Calgary
<b>County:</b>	Calgary	<b>Subdivision:</b>	Walden
<b>Type:</b>	House	<b>Ttl Beds:</b>	3
<b>Levels:</b>	Two	<b>F/H Bth:</b>	3/1
<b>Year Built:</b>	2012	<b>RMS SQFT:</b>	1,956.00
<b>LINC#:</b>	<a href="#">0035042845</a>	<b>LP/SF:</b>	\$332.26
<b>Arch Style:</b>	2 Storey	<b>Suite:</b>	No
<b>Possession:</b>	Negotiable	<b>Lot Size:</b>	9009 SqFt
<b>Lot Dim:</b>		<b>Lot Depth:</b>	M'
<b>Front Length:</b>	5.23M 17`2"	<b>Legal Desc:</b>	1113551;10;45
<b>Legal Desc:</b>	1113551;10;45	<b>Legal Pln:</b>	1113551
<b>Legal Pln:</b>	1113551	<b>Blk:</b>	10
		<b>Lot:</b>	45
		<b>Condo:</b>	No
<b>Zoning:</b>	R-1N	<b>Tax Amt/Yr:</b>	\$4,163.00/2023
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	E
<b>Restrict:</b>	Restrictive Covenant-Building Design/Size, Utility Right Of Way		

**Public Remarks:** Open House Sunday June 18 from 12-3pm... Welcome to your dream home nestled in the heart of Walden. Are you looking for the perfect place to create lasting memories? Look no further! This captivating 2-storey home is waiting for you on a tranquil cul-de-sac, offering everything you desire and more. Step inside this exquisite residence, and you'll immediately be greeted by the warmth and charm that radiates from every corner. With 3 bedrooms and 3.5 bathrooms, there's plenty of space for your family to grow and thrive. The spacious living room invites natural light to dance gracefully throughout the day. Imagine unwinding here after a long day, surrounded by loved ones, sharing stories and laughter. Prepare to be dazzled by the gorgeous finishes in the kitchen, where culinary adventures await. With ample counter space, modern appliances, and a stylish design, this kitchen is a true haven for the aspiring home chef. The adjoining dining area is perfect for creating unforgettable moments over delicious meals with family and friends. Share laughter, good food, and create memories that will be cherished for years to come. Need extra space for entertaining or relaxation? Look no further than the fully finished basement, where possibilities are endless. Whether you envision a cozy family movie night, a game room, or a home gym, this versatile space can accommodate it all. Step outside into your own personal oasis. This home boasts a massive backyard on this 9000 sqft lot, offering endless opportunities for outdoor activities, gardening, or simply enjoying the fresh air. Picture yourself sipping your morning coffee on the outdoor deck, shaded by a beautiful pergola, or soaking in the luxurious hot tub under the starry night sky. Location, location, location! This home is conveniently situated just minutes away from transit, shopping centers, parks, schools, and the YMCA. Enjoy the ease of commuting and the convenience of having everything you need within reach. This home has been meticulously maintained, with recent upgrades including new flooring, a new roof, siding, and gutters. No detail has been overlooked, ensuring that you can move in with peace of mind. Say goodbye to parking woes. The double attached garage provides ample space for your vehicles, keeping them safe and secure from the elements. Don't miss your opportunity to call this remarkable property home. The Calgary real estate market is booming, and homes like this are in high demand. With its incredible features, prime location, and undeniable charm, this home won't stay on the market for long. Take the next step towards making your dream a reality. Come see it today and discover a life filled with comfort, convenience, and cherished memories.

**Directions:**

**Rooms & Measurements**

	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Main:</b>	75.72	<b>Mtr2</b>	815.00	<b>SqFt</b>
<b>Baths:</b>	1	1	1	0	0	<b>Bed Abv:</b> 3	<b>Upper:</b>	106.00	<b>Mtr2</b>	1,141.00	<b>SqFt</b>
<b>EnSt Bth:</b>	0	0	1	0	0	<b>Rms Abv:</b> 9	<b>Blw Grade:</b>	59.64	<b>Mtr2</b>	642.00	<b>SqFt</b>
<b>Garage Dims (L x W):</b>	21`6" x 17`1"						<b>Total AG:</b>	181.72	<b>Mtr2</b>	1,956.00	<b>SqFt</b>

**Property Information**


<b>Basement:</b>	Finished, Full	<b>Lndry Feat:</b>	Laundry Room, Upper Level
<b>Heating:</b>	Forced Air, Natural Gas	<b>Cooling:</b>	Central Air
<b>Construction:</b>	Vinyl Siding, Wood Frame	<b>Fireplaces:</b>	1/Electric
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Ceramic Tile, Vinyl
<b>Exterior Feat:</b>	Barbecue, Dog Run, Fire Pit, Private Yard, Storage	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Asphalt	<b>Balcony:</b>	Deck, Pergola
<b>Reports:</b>	RMS Supplements		
<b>Parking:</b>	Double Garage Attached <b>Total:</b> 2		
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Comm Feature:</b>	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
<b>Lot Features:</b>	Cul-De-Sac, Lawn, No Neighbours Behind, Level, Pie Shaped Lot, Private		
<b>Goods Include:</b>	Storage Shed, AC,		
<b>Appliances:</b>	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings		
<b>Other Equip:</b>	Garage Door Opener		
<b>Goods Exclude:</b>	Murphy Bed		

**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>		<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	
Foyer	Main	12`10" x 10`2"	3.91M x 3.10M	Kitchen	Main	14`6" x 10`6"	4.42M x 3.20M
Dining	Main	14`0" x 9`3"	4.27M x 2.82M	Living	Main	17`10" x 13`9"	5.43M x 4.19M
Bonus	Upper	18`0" x 12`1"	5.49M x 3.68M	Family	BSMT	12`2" x 9`6"	3.71M x 2.90M

Media	BSMT	17`9" x 12`3"	5.41M x 3.73M	Frn/Util	BSMT	12`6" x 12`10"	3.81M x 3.91M
Laundry	Upper	6`4" x 5`11"	1.93M x 1.80M	Other	Main	24`2" x 30`3"	7.37M x 9.22M
Primary Bed	Upper	11`11" x 13`2"	3.63M x 4.01M	Bedrm	Upper	11`1" x 9`4"	3.38M x 2.84M
Bedrm	Upper	9`7" x 18`1"	2.92M x 5.51M	2pc Bathroom	Main	5`11" x 5`2"	1.80M x 1.58M
4pc Ensuite bath	Upper	9`0" x 9`5"	2.74M x 2.87M	4pc Bathroom	Upper	9`4" x 4`10"	2.84M x 1.47M
3pc Bathroom	BSMT	7`11" x 8`9"	2.41M x 2.67M	Storage	BSMT	11`4" x 5`4"	3.45M x 1.62M

#### Agent & Office Information

**List REALTOR@:** [Mike Abou Daher](#)  team@mikeaboudaher.com  
**List Firm:** [REAL BROKER](#)  
**Firm Address:** #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7  
**Appt:** ShowingTime  
**Showing Contact:** Mike Abou Daher 403-809-9386  
**Comm:** 3.5% on the first 100k, 1.5% on the balance  
**LB Type/Info:** Other/Door Code 9656  
**Owner Name:** Studer  
**Occupancy:** Owner  
**Member Rmks:** All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com

**Phone:** [403-809-9386](tel:403-809-9386)  
**Phone:** [855-623-6900](tel:855-623-6900)  
**Firm Fax:**  
**List Date:** 06/17/2023  
**Expiry Dt:** 10/16/2023  
**With Dt:**  
**Ownership:** Private  
**Exclusion:** No  
**SRR:** No

**Printed Date:** 06/17/2023 8:19:36 AM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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