



**DJ Golden**  
**REAL ESTATE**

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**252 Walcrest View SE**  
**Calgary, Alberta**

**MLS # A2255269**



**\$949,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,349 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, On Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Interior Lot, Lawn, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement: Dishwasher, Microwave Hood Fan, Refrigerator, Gas Stove, Stacked Washer/Dryer		

**\*BRAND NEW Legal 2 Bedroom WALKOUT Basement Suite\*** Backing onto Greenspace | Stunning Views | Central AC | 9 Ft Ceilings | 2 Furnaces | Main Level Bedroom & 3pc Bath | No Neighbours Behind | Top of the Line Finishes Throughout | Chef's Kitchen | Quartz Countertops | Stainless Steel Appliances | Gas Stove Main & Basement Levels | Full Height Cabinets | Pantry | Open Floor Plan | Large Windows | Wide Plank LVP & Plush Carpet Flooring | Modern Pendant Lighting | Electric Fireplace with Floor to Ceiling Tile Accent Wall | 2 Upper Level Primary Bedrooms & 2 Additional Bedrooms | 3 Full Upper Level Baths | Upper Bonus Room with Tray Ceilings | Walk-in Laundry Room with Sink & Cabinetry | Separate Entry to Legal Walkout Basement Suite | Basement Laundry | Expansive Kitchen with Brand New Stainless Steel Appliances | 2 Sizeable Bedrooms & 4pc Bath | Sliding Glass Doors to Backyard | Upper Deck | BBQ Gas Line | Expansive Backyard | Gate Access to Walking Path | Incredible Location. Welcome to your stunning 2-storey family home with a legal walk-out basement suite totaling 3,275 SqFt throughout all 3 levels. The front door opens to a wide foyer with closet storage for a tidy space. This level has a bedroom & 3pc bath making it great for multigenerational living. The heart of the home is the open concept chef's kitchen, dining & living rooms. The kitchen is outfitted with sparkling quartz countertops, full height cabinets, a gas stove, built-in oven, a chimney range hood & a walk-in pantry. The centre island for barstool seating is the perfect space for small meals or socializing while you host. The outstanding unobstructed views are enjoyed from the kitchen, dining & living rooms. The dining room has sliding glass doors to the deck with a gas BBQ line for outdoor cooking! The living room is centred with an electric fireplace & floor to ceiling tile accent wall

behind. Head upstairs to be greeted with a bonus room with tray ceilings & plush carpet flooring. The 4 bedrooms on this level are broken down into 2 primary & 2 additional. The first primary bedroom is a personal oasis with a spa inspired 5pc ensuite with a deep soaking tub, a walk-in shower with a built-in bench & dual vanities. The 2nd primary has its own 4pc ensuite. The 2 additional bedrooms share the main 4pc bath. The upper level full laundry has a rinse sink & cabinet storage. Downstairs the LEGAL 2 bed/1 bath WALKOUT basement suite is a completely independent level of this home as it has it's own separate entry & laundry. The open floor plan rec room & kitchen allow for a flexible living & dining space. The full kitchen has honeycomb backsplash, stainless steel appliances & full height cabinets. Both bedrooms are a great size on this level & share the 4pc bath. Step outside to the expansive backyard with incredible lawn space that has a gate leading to the walking path & greenspace behind your home. Everything you need is within reach; transit, parks, schools & all amenities. Hurry & book your showing today!