

**35 Walcrest Manor SE**  
**Calgary, Alberta**

**MLS # A2256143**



**\$789,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this thoughtfully upgraded Home Built by Truman | 5 BED & 3.5 FULL BATH | OVER 2600 SQFT of living space | DOUBLE CAR GARAGE | Main floor consists half bathroom, Living room, beautifully upgraded kitchen with all stainless steel appliances, including Built in Microwave, good sized pantry, Extra large Quartz kitchen Island, large enough nook to place 6+ dinning chairs & table. Upstairs, huge Family/bonus room is where casual movie nights can take place. The master bedroom is a quiet oasis of calm with 5 piece ensuite and big walk-in closet. Another 4 piece full bathroom and 2 additional good sized bedrooms. Step outside to a private deck with BBQ gas line, extended driveway, and landscaped backyard&mdash;ready for entertaining. The 2 bedrooms LEGAL basement suite, an ideal mortgage helper. With centralized A/C, a two-car garage, and custom upgrades throughout, this home combines function, comfort, and value in every detail. This home really is a must see! Book your viewing today! Close to all the major routes, Shopping, Parks, Schools and the Stoney trail & much more..