



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

127 Walcrest Way SE
Calgary, Alberta

MLS # A2259091



\$619,900

Division:	Walden		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,641 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shed

****PRICE REDUCED**** Welcome home to this immaculate AIR CONDITIONED three bedroom Akash-built home in Walden. Featuring a SPACIOUS MASTER SUITE plus 2 GENEROUSLY SIZED BEDROOMS, this home provides ample space for the whole family. On the open-concept main floor, you will find a beautifully designed kitchen with UPGRADED APPLIANCES, gorgeous QUARTZ COUNTERTOPS, and a spacious PANTRY. The LARGE WINDOWS in the living and dining room offer beautiful NATURAL LIGHT, and the UPGRADED LVP FLOORING adds to the elegance of the space. Step outside into the beautifully landscaped SOUTH-FACING BACKYARD, featuring a spacious deck, white vinyl fence, raised garden beds, custom shed and stone patio, as well as an AUTOMATIC UNDERGROUND SPRINKLER SYSTEM. The upper floor also features convenient UPSTAIRS LAUNDRY, a WALK-IN CLOSET and DOUBLE-VANITY BATHROOM. A SEPARATE SIDE ENTRANCE offers the opportunity to convert the basement with roughed in plumbing into a SECONDARY SUITE subject to approval and permitting by the City. The spacious DOUBLE ATTACHED GARAGE completes this beautiful home. A PARK AND GREEN SPACE are located conveniently across the street, and popular SHOPPING AND DINING districts are just a few minutes away. Don't miss out on this gorgeous home in one of Calgary's most desirable communities!