

**218 Walcrest View SE  
Calgary, Alberta**

**MLS # A2173182**



**\$849,900**

<b>Division:</b>	Walden		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Neighbours Behind, Private, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Brick, Cedar, Concrete	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Pantry, Recessed Lighting, Smart Home, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** FURNITURE LIST WILL BE PROVIDED UPON PURCHASE

Welcome to your dream home located on the scenic ridge in the highly sought-after community of Walden, Calgary. This brand-new property offers a blend of luxury and functionality, designed to capture the breathtaking, unobstructed views of the natural surroundings. As you step inside, you are greeted by an expansive open-to-above great room featuring a stunning floor-to-ceiling window wall, allowing natural light to pour in while offering panoramic views of the ridge. The triple-pane windows ensure energy efficiency and a serene indoor environment. The 10-foot ceilings on the main floor create an airy atmosphere, while the floor-to-ceiling fireplace with a classic mantle adds warmth and elegance to the space. The kitchen is a chef's dream, designed with both beauty and practicality in mind. It features a sleek glass pantry and a stunning glass bar, adding a touch of sophistication. The two tone cabinetry adds depth and style, beautifully complementing the stainless steel appliances and the gorgeous granite countertops. The space is further enhanced by the stone backsplash and modern pendant lighting, which casts a warm glow over the island—perfect for casual meals or entertaining guests. The large nook area flows effortlessly into the outdoor living space. Patio doors lead you to a spacious deck, ideal for enjoying your morning coffee or hosting summer barbecues. A main floor flex room provides versatility, whether you need an office, playroom, or guest space. Upstairs, the home offers a tranquil master suite complete with a luxurious four-piece ensuite featuring double sinks, direct access to a walk-in closet, and a separate laundry dry room for added convenience. An upper-floor bonus room provides additional living space, perfect for movie nights or as a children's play area. Upstairs you will also find another 2 bedrooms and a full washroom. The fully

developed basement extends your living space, offering a recreation room for entertainment, an additional bedroom, and a washroom, ideal for guests or an extended family member. Direct access from the backyard connects you to community walking paths, allowing for easy outdoor adventures. The double-car garage is a showstopper with a finished epoxy floor, providing both function and style. The home comes fully furnished with everything you see in the pictures, making it a perfect turnkey opportunity for families or as an income-producing Airbnb property. Located just minutes away from top-rated schools, Fish Creek Park, major highways, and shopping centers, this home offers the perfect balance of quiet suburban living and urban convenience. Plus, as a brand-new home, it comes with a 10-year builder warranty, giving you peace of mind for years to come. This property is an exceptional opportunity for families looking for their forever home or investors seeking a high-quality rental in a prime location.