



ID# 10736
MLS®# A1053734

\$537,500



Walden 16 Walden Mount SE Calgary

Single Family
2-Storey
Year Built:2015



For additional information on this listing
please call the Listing REALTOR® at:

403-831-9212

Property Highlights

PRIDE of ownership in this meticulously kept 2 Storey home in the desirable community of Walden! This home starts with great curb appeal featuring a well-manicured lawn & an extended covered front entrance. Upon entering the home the entrance offers plenty of room to greet guests complete with a sizeable coat closet, 2 piece bath, & mudroom off the attached garage. Open concept living as you round the corner into the expansive kitchen, dining, & living room featuring 9' ceilings, beautiful engineered hardwood floors, oversized patio doors, large dining window, & gas fireplace. The kitchen features tall dark hardwood cabinetry, quartz countertops, an under-mount sink, a large center island with eat up area, upgraded stainless steel appliances, & a corner pantry. Head on up to the upstairs of the home to find a spacious master bedroom with...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10736](https://rhinorealty.com/?ID=10736)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-831-9212.

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



rhinorealty
STOMPING DOWN FEES®

1.844.888.3434 | rhinorealty.com

PROPERTY DETAILS

\$537,500

ID# 10736
MLS®# A1053734

16 Walden Mount SE
Calgary, AB T2X 0Z9

GENERAL DETAILS

Community: Walden
Property Type: Single Family
Style: 2-Storey, detached
Year Built: 2015
of Finished Levels: 2
Sq Ft Above Grade: 2036
Front Windows Face: West
Back Yard Faces: East

EXTERIOR

Exterior Finish: vinyl siding
Foundation: Concrete
Roof: Asphalt
Parking Type: double attached, insulated
Total # of Parking Spots: 2
Location Attributes: fenced, fully landscaped, public transportation nearby, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: deck, landscaped, fully fenced, private yard

INTERIOR

Bedrooms: 3 total; 3 above grade
Bathrooms: one 2-piece; one 4-piece; one 5-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	12.10x14.8	3.7x4.5
Dining Room	Main Floor	7.8x12.1	2.4x3.7
Kitchen	Main Floor	10.4x19.7	3.2x6.0
Bonus Room	Upper Floor(s)	12.7x18.0	3.9x5.5
Master Bedroom	Upper Floor(s)	13.6x13.7	4.1x4.2
Bedroom	Upper Floor(s)	9.0x10.11	2.7x3.1
Bedroom	Upper Floor(s)	9.3x11.6	2.8x3.5
Laundry Room	Upper Floor(s)	5.5x8.3	1.7x2.5

Basement: full, unfinished, roughed-in plumbing
Flooring: hardwood, laminate, tile, carpet
Fireplace(s): 1
Fireplace Fuel: Natural Gas
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, electric stove, microwave, hood fan, washer, dryer, dishwasher, garage opener & controls, all window coverings
Interior Features: 9ft ceilings, stainless steel appliances, quartz counter, roughed-in central vacuum, high efficiency furnace, no smoking

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	32.0	9.75
Lot Width at Rear:	32.1	9.79
Lot Depth (Average):	123.0	37.5
Lot Area:	3940	366.0

Lot Shape: Rectangular
Real Property Report Status: Up-to-Date with Compliance
Property Taxes: \$3637, Annual



rhinorealty
STOMPING DOWN FEES®
1.844.888.3434 | rhinorealty.com