

\$707,999 - 39 Walden Mount Se, Calgary

MLS® #A2206132

\$707,999

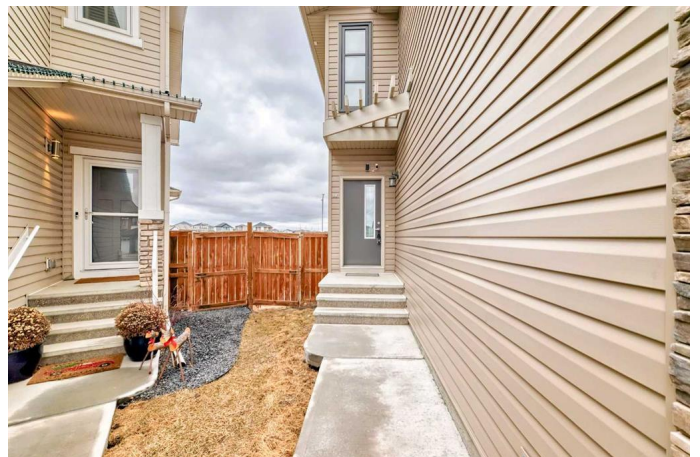
4 Bedroom, 4.00 Bathroom, 1,885 sqft
Residential on 0.09 Acres

Walden, Calgary, Alberta

Experience the perfect blend of nature and modern living in Walden, Calgary's first community designed to meet all eleven of the city's sustainability principles. This stunning Coleman model home by Cedarglen Homes offers nearly 1,900 sq. ft. of above-grade living space, showcasing a seamless mix of traditional and urban architecture. The main floor features luxury vinyl plank (LVP) flooring throughout, while the chef-inspired kitchen boasts glacier white cabinetry, stone countertops, and a functional open layout. The bright breakfast nook opens onto a deck overlooking a scenic green space, and the great room is complete with a cozy gas fireplace.

Upstairs, a spacious bonus room provides additional living space, alongside three well-appointed bedrooms, including a 4-piece bath, and a luxurious primary suite with a 4-piece ensuite with walk-in closet. The convenience of an upstairs laundry room and ceramic tile bathrooms adds to the home's thoughtful design.

The fully developed below-grade walkout basement offers over 600 sq. ft. of additional living space, featuring a 1-bedroom, 1-bathroom layout with a family room—perfect for guests or extended family. This home is also environmentally conscious, equipped with a highly efficient 6.6kW solar energy system, significantly reducing electricity costs. Additional upgrades include a tankless



hot water system and a gas line for your BBQ.

Don't miss this exceptional opportunity to own a beautiful, energy-efficient home in one of Calgary's most sought-after communities!

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2206132 |
| Price | \$707,999 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,885 |
| Acres | 0.09 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 39 Walden Mount Se |
| Subdivision | Walden |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2X 0Z9 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached |
| # of Garages | 4 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Tankless Hot Water |
| Appliances | Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, |

| | |
|-----------------|--------------------------------|
| | Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Other |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Back Yard, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 25 |
| Zoning | R-G |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | D Gees Realty Inc. |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.