

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

MLS® #A2206132

**\$707,999**

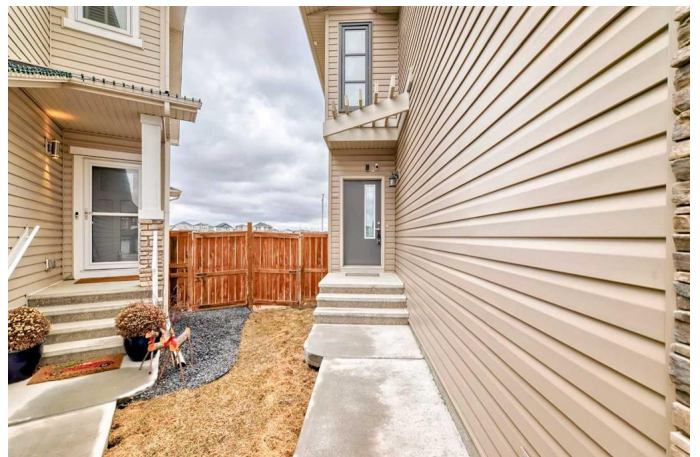
4 Bedroom, 4.00 Bathroom, 1,885 sqft  
Residential on 0.09 Acres

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	Double Garage Attached, Concrete Driveway
# of Garages	4

### Interior

Interior Features	High Ceilings, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

	Window Coverings, Electric Oven
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	7
Zoning	R-G

### **Listing Details**

Listing Office	D Gees Realty Inc.
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