



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**80 WILLOW PARK Green, Calgary T2J 3L1**

MLS® #: **A2098645**

Area: **Willow Park**

Listing Date: **12/22/23**

List Price: **\$3,500,000**

Status: **Active**

County: **Calgary**

Change: **-\$495k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Calgary**

Year Built:

**2005**

Lot Information

Lot Sz Ar:

**10,494 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**4,685**

Low Sqft:

Ttl Sqft:

**4,685**

DOM

**138**

Layout

Beds:

**3 (3 )**

Baths:

**4.0 (3 2)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped,On Golf Course,Rectangular Lot**

**Double Garage Attached,Heated Garage,Insulated,Oversized,See Remarks**

Utilities and Features

Roof: **Cedar Shake**

Heating: **Forced Air**

Sewer:

Ext Feat: **Built-in Barbecue,Courtyard,Lighting**

Construction:

**Stone,Stucco**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator**

Int Feat:

**Bar,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Elevator,Kitchen Island,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>10`1" x 12`11"</b>	<b>Den</b>	<b>Main</b>	<b>12`11" x 15`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`6" x 15`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`9" x 24`0"</b>
<b>Other</b>	<b>Main</b>	<b>16`0" x 11`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>18`4" x 16`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`5" x 12`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`10" x 14`1"</b>
<b>Storage</b>	<b>Main</b>	<b>7`5" x 3`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`0" x 16`0"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>11`3" x 10`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`11" x 16`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`8" x 13`4"</b>

Bedroom	Second	12`11" x 17`4"	Walk-In Closet	Second	5`7" x 7`10"
4pc Ensuite bath	Second		5pc Ensuite bath	Second	
Walk-In Closet	Second	12`7" x 5`6"	Game Room	Basement	32`7" x 23`0"
Other	Basement	9`8" x 13`4"	Family Room	Basement	17`2" x 11`8"
Exercise Room	Basement	16`8" x 15`8"	Wine Cellar	Basement	15`10" x 13`3"
Storage	Basement	21`0" x 18`1"	Furnace/Utility Room	Basement	16`2" x 13`8"
2pc Bathroom	Basement		3pc Bathroom	Basement	
Furnace/Utility Room	Basement	6`3" x 6`11"			
Legal/Tax/Financial					

Title:	Zoning:				
<b>Fee Simple</b>	<b>R-C1</b>				
Legal Desc:	1168LK	Remarks			

Pub Rmks:	<p>Welcome to an extraordinary opportunity to acquire a truly exceptional, custom-built luxury home crafted by Mission Homes. This remarkable property spans 7,181 sq. ft. of exquisitely designed &amp; meticulously maintained living space, seamlessly blending timeless architectural design with expansive outdoor entertainment areas. Situated on an oversized 75 x 140 ft. lot in Willow Park Green, this residence backs onto the 15th tee of the Willow Park G&amp;CC, offering breathtaking views &amp; unparalleled privacy. You'll be captivated by the professionally landscaped surroundings, leading to an enclosed front stone courtyard with a fireplace. The allure of the outdoors continues to the expansive backyard, perfect for both relaxation and hosting gatherings. This residence is thoughtfully designed, boasting luxury and warmth in every detail, from classic cherry wainscoting, crown molding, &amp; impeccable millwork to soaring ceilings. The interior features hickory hardwood floors throughout, 4 indoor fireplaces, &amp; 2 outdoor fireplaces. The spacious main rooms are perfectly suited for both entertaining &amp; family gatherings. The meticulously designed modern French country kitchen is a haven for culinary enthusiasts, featuring custom cherry cabinets, pull-out drawers, shelving, &amp; professional-grade appliances. The nook area offers cathedral ceilings, gas fireplace &amp; warm wood walls. An adjacent formal living room connects to a private stone patio through patio door, providing a seamless transition to outdoor living spaces. The private yard includes multiple seating areas, a stone fireplace &amp; beautifully landscaped grounds. The cherry paneled library accessed through beveled glass French doors offers a cozy space to work or relax with a gas fireplace, custom cabinets &amp; an ornate cherry coffered ceiling with access to the front courtyard. A formal dining area stands ready for hosting, complete with a fully equipped butler's serving area featuring a beverage fridge &amp; warming drawer. The second floor can be reached via a classic staircase or the executive elevator, leading to two generously sized bedrooms featuring walk-in closets and sharing a Jack and Jill bathroom. The primary bedroom suite overlooks the golf course, is a sanctuary complete with custom built-ins. The ensuite showcases heated imported tile floors, separate his and hers wings with individual walk-in closets, a soaker jet tub, and a double steam shower with body jets. The lower level continues to impress with the same high-quality finish, offering a vast family/games room, adjacent bar plus an inviting sitting area. Access to a custom wine cellar with stone accents, an exercise room (convertible to a 4th bedroom), a full bathroom &amp; a large finished storage room plus two mechanical rooms complete this level. A mudroom with custom cabinets &amp; lockers, leads to an oversized double garage boasting under-slab heating, epoxy flooring, built-in cabinetry, storage, &amp; two side exit doors. Be sure to explore the floor plans &amp; 3D tour.</p> <p>Inclusions: Property Listed By:</p>
	<p>2 x Dishwasher (3 in total), Ice Maker, Fridge &amp; Freezer Drawers, Warming Drawer, Beverage Drawers, Built-in Steam Oven, Built-in Coffee Machine</p> <p><b>ROYAL LEPAGE BENCHMARK</b></p>

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











