



THE
A-TEAM

**RE/MAX
FIRST**

10931 WILLOWFERN Drive, Calgary T1J 1R6

MLS®#: **A2114081**

Area: **Willow Park**

Listing Date: **03/14/24**

List Price: **\$2,700,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1967**
Lot Information
Lot Sz Ar: **15,758 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,541**
Low Sqft:
Ttl Sqft: **3,541**

DOM

65
Layout
Beds: **5 (4 1)**
Baths: **5.5 (5 1)**
Style: **5 Level Split**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped,On Golf Course,Rectangular Lot**
Park Feat: **Garage Faces Front,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Freezer,Garage Control(s),Instant Hot Water,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings**
Int Feat: **Beamed Ceilings,Built-in Features,Central Vacuum,Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	22`6" x 11`7"
3pc Bathroom	Main	8`7" x 4`11"
2pc Bathroom	Main	4`11" x 4`11"
Pantry	Main	10`8" x 13`3"
Living Room	Main	20`11" x 19`8"
Kitchen	Main	16`0" x 17`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Workshop	Main	22`7" x 18`3"
Great Room	Main	24`8" x 19`1"
Laundry	Main	13`10" x 11`7"
Foyer	Main	12`3" x 7`4"
Dining Room	Main	15`4" x 23`0"
Breakfast Nook	Main	14`2" x 9`8"

Bedroom	Second	13`0" x 13`1"
Bonus Room	Second	14`8" x 21`0"
3pc Ensuite bath	Second	8`2" x 8`0"
6pc Ensuite bath	Second	19`9" x 10`3"
Game Room	Basement	21`2" x 26`8"
Storage	Basement	18`1" x 6`11"
Media Room	Basement	12`3" x 15`4"
Play Room	Basement	25`1" x 12`10"
Furnace/Utility Room	Basement	21`10" x 10`1"

Bedroom	Second	11`4" x 22`1"
Bedroom - Primary	Second	17`6" x 22`6"
4pc Bathroom	Second	7`5" x 8`0"
Laundry	Second	9`8" x 8`2"
Furnace/Utility Room	Basement	12`0" x 7`0"
Bedroom	Basement	25`10" x 12`5"
3pc Bathroom	Basement	7`9" x 4`4"
Furnace/Utility Room	Basement	8`8" x 15`9"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	5020JK

Remarks

Pub Rmks:	<p>Welcome to this extensively renovated 5-level split offering over 7,000+ sq ft of luxurious living space, backing south onto the picturesque Willow Park Golf Course. Upon entering, you'll be greeted with multiple large windows framing views of the eleventh hole of the golf course, flooding the home with natural light. From the expansive front foyer to the enormous living and dining rooms, every corner exudes sophistication and warmth. Polished porcelain tile flows throughout the foyer, hall, kitchen, and family room, while gleaming oak floors and a gas fireplace enhance the living and dining areas. The gourmet kitchen features back-painted glass backsplash, granite countertops, gas countertop range, double wall ovens, warming drawer, instant hot water, plus more. A separate Butler pantry boasts an abundance of storage, second dishwasher, and fridge/freezer which flows into the laundry room with built-ins that could be easily turned into a family-friendly mudroom. The large great room is flooded with natural light, while the main floor flex room offers versatility with a 3-piece bathroom and closet, serving as a bedroom, nanny suite, or exercise area. Upstairs, you'll find 2 generous bedrooms with one boasting a 3-piece ensuite, and the other being steps from the 4-piece bathroom with a jetted tub. The primary suite offers ultimate luxury with double doors leading to your private covered deck, where you can enjoy the views and relax in your Spaberry hot tub. The spa-inspired ensuite features a soaker tub, large walk-in steam shower, double vanities, and cozy in-floor heat. A large walk-through closet, with laundry, connects to the bonus room, which can also be a second primary suite or nursery. The lower west level of the home offers a media room, bedroom, playroom, and a 3-piece bathroom, while the east side features a large 493 sqft rec room with access to the outside, perfect for a studio, office, gym, or music room. The heated triple garage, with over 800 sqft, has one bay currently being used as a workshop with 10 ft. ceilings, water, heating and Tv. Spacious enough for all your toys and hobbies. The backyard of this stunning home offers a serene retreat, surrounded by mature trees and a fenced yard for privacy. With covered patios and multiple seating areas, it's the perfect spot for outdoor entertaining or simply relaxing in nature's embrace. Enjoy the tranquil ambiance and picturesque views of the Willow Park Golf Course right from your own backyard. Bespoke details of this home include hydronic, boiler, and forced air heating, newer air conditioning, 1 heat pump + 2 high-efficiency furnaces, 18 skylights, irrigation system, and much more (features list in supplements). Don't miss out on the opportunity to live in this one-of-a-kind home on a prestigious street in Willow Park.</p>
Inclusions:	2nd dishwasher, 2nd washer & dryer, 2nd A/C, 2nd fridge in butler pantry, 2nd sump pump, 2 TV & TV mounts, Cabinets in garage, Alarm, All lighting fixtures, 1 heat pump
Property Listed By:	Royal LePage Benchmark

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











