



THE
A-TEAM

**RE/MAX
FIRST**

644 WILDERNESS Drive, Calgary T2J 1Z2

MLS®#: **A2122124**

Area: **Willow Park**

Listing Date: **04/12/24**

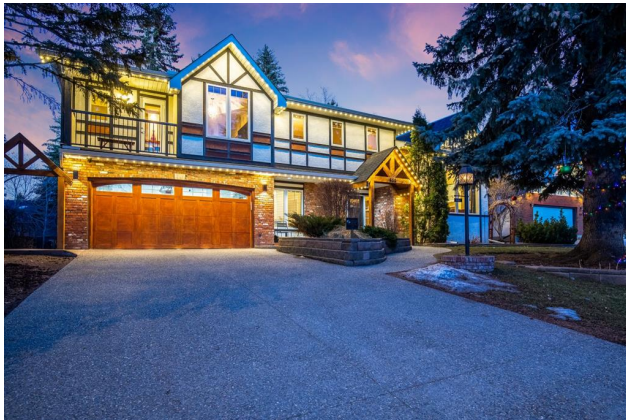
List Price: **\$1,550,000**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**
Lot Information
Lot Sz Ar: **7,793 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,887**
Low Sqft:
Ttl Sqft: **2,887**

DOM

35
Layout
Beds: **4 (4)**
Baths: **5.0 (4 2)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Lawn,Irregular Lot,Landscaped,Level,Many Trees,Private,Treed**
Park Feat: **Drive Through,Garage Door Opener,Garage Faces Front,Garage Faces Side,Heated Garage,Insulated,Oversized,Quad or More Attached,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas,Wood**
Sewer:
Ext Feat: **BBQ gas line,Fire Pit,Lighting,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Skylight(s),Soaking Tub,Steam Room,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`9" x 6`10"
Breakfast Nook	Main	8`9" x 9`3"
Living Room	Main	11`0" x 18`1"
Office	Main	8`8" x 11`6"
Bedroom - Primary	Second	12`11" x 19`3"
Bedroom	Second	10`0" x 11`0"

Room	Level	Dimensions
Kitchen	Main	12`0" x 14`4"
Dining Room	Main	10`4" x 14`3"
Family Room	Main	13`4" x 18`0"
Mud Room	Main	4`9" x 9`0"
Bedroom	Second	10`6" x 13`6"
Bedroom	Second	11`1" x 11`8"

Laundry	Second	5`5" x 7`4"	Game Room	Basement	16`9" x 29`3"
Wine Cellar	Basement	4`9" x 4`9"	2pc Bathroom	Main	4`10" x 5`5"
4pc Bathroom	Second	4`11" x 8`0"	3pc Ensuite bath	Second	5`6" x 6`8"
4pc Ensuite bath	Second	4`11" x 7`11"	5pc Ensuite bath	Second	10`7" x 11`0"
2pc Bathroom	Basement	4`11" x 5`0"			
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C1			
Legal Desc:		6137JK			
		Remarks			
Pub Rmks:		**Open House Saturday, March 11 from 12 Noon till 4 p.m.** Discover the elegance of 644 Wilderness Drive, nestled in the esteemed Willow Park Estates in Calgary, Alberta. This custom-built executive home stands out with its unique curb appeal and a triple garage, setting a new standard in the neighborhood. This home isn't just about size; it's about thoughtful design. Spanning 3,581 square feet of developed luxury, its floor plan is meticulously crafted for family living, boasting soaring ceilings and exquisite architectural details. Unlike typical renovations, this home has been transformed with precision and care, ensuring durability, exceptional craftsmanship, and a distinctiveness that is rare in Willow Park Estates. The bedrooms are nothing short of impressive. The primary suite features a vaulted ceiling, a cozy two-way fireplace adjoining the ensuite, and a spacious walk-in closet. Relax in luxury with a huge steam shower and an elegant clawfoot tub. The suite provides a perfect retreat for relaxation. Upstairs, three additional bedrooms offer individual ensuites, providing privacy and convenience for family and guests alike. The triple garage is a dream for any car enthusiast, accessible via two overhead doors and equipped with smart storage solutions, a checkered finish floor, rough-in for an EV charger, and more. It's not just a garage; it's a versatile space that caters to all your needs. Outside, the lot features a beautifully landscaped backyard with a private deck, subtle accent lighting, a fully powered garden shed, and a gas fire pit—ideal for both relaxation and entertainment. The expansive yard offers ample space for play and leisure. The home's upgrades are truly remarkable, featuring a chef's kitchen with a 5-burner gas stove, a skylighted upper laundry, ceiling speakers in every room, air conditioning, a sophisticated alarm system with cameras, upgraded electrical panels, and much more. Every detail has been considered to enhance your living experience. Located at a serene yet central spot in Willow Park, you are within walking distance to schools, the Willow Park Golf Course, the Trico Centre, Southcentre Mall, Willow Park Village, and other amenities. This property is not just a home; it's a lifestyle opportunity for those seeking distinction and privacy in one of Calgary's most coveted communities.			
Inclusions:		All in-ceiling speakers, GEMSTONE LIGHTS, Tower Speakers x 4 plus Receiver in Living Room, Downstairs: Pool Table w/ Carpet, Bar Stools, Wall Mounted TV, Stereo Electronics. Small Downstairs Office: Large Bureau/ Wall Unit. Large Upstairs Office: Desk. Master Bedroom: Wall Mounted TV, Dresser drawers (under TV), Guest Bedroom (w/ Ensuite): Queen bed frame & mattress, Garage: Wall Mounted TV, Wall Mounted Bar Fridge, Receiver in the Shed for speakers.			
Property Listed By:		RE/MAX First			
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123					









