



THE
A-TEAM

**RE/MAX
FIRST**

627 WILLOW BROOK Drive, Calgary T2J 1N6

MLS®#: **A2127825**

Area: **Willow Park**

Listing Date: **05/03/24**

List Price: **\$2,599,900**

Status: **Active**

County: **Calgary**

Change: **-\$49k, 20-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar: **8,751 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,194**
Low Sqft:
Ttl Sqft: **3,194**

DOM

202
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,On Golf Course,Rectangular Lot**
Park Feat: **Front Drive,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Gas Range,Range Hood,Refrigerator,Washer**
Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Vaulted Ceiling(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`11" x 12`3"	Living/Dining Room Combination	Main	20`6" x 18`5"
Den	Main	13`0" x 10`2"	Bonus Room	Upper	23`3" x 17`10"
Library	Upper	12`6" x 8`0"	Laundry	Upper	13`8" x 11`11"
Family Room	Basement	22`1" x 12`3"	Furnace/Utility Room	Basement	12`2" x 10`3"
Bedroom - Primary	Main	13`1" x 11`8"	Bedroom	Upper	10`3" x 10`0"
Bedroom	Upper	10`2" x 9`8"	Bedroom	Upper	11`4" x 10`0"

Bedroom
Den
4pc Bathroom
3pc Bathroom

Basement
Basement
Upper
Basement

12`2" x 10`4"
10`7" x 9`4"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
2pc Bathroom
5pc Ensuite bath

Basement
Main
Main

10`7" x 10`4"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

2909JK

Remarks

Pub Rmks: **Welcome to your exclusive oasis nestled in the prestigious Estates area of Willow Park, where luxury meets tranquility on the greens of the renowned Willow Park Golf Course. This magnificent residence offers a rare opportunity to experience the epitome of high-end living with unparalleled views and exquisite craftsmanship. Prepare to be dazzled by this meticulously crafted masterpiece spanning over 4,500 sq ft of pure elegance. Every inch of this home has been thoughtfully designed and expertly executed to create a living space that is as functional as it is stunning. As you step through the grand foyer, you'll be greeted by panoramic views of the golf course that set the stage for the opulence that awaits. The spectacular living room boasts a 2-storey stone fireplace and dramatic south wall of glass, flooding the space with natural light and offering sweeping vistas of the lush surroundings. The gourmet kitchen is sure to impress with a stainless-steel Cafe appliance package, double ovens, and expansive quartz counters. Entertain in style with the oversized Butler's Pantry and Coffee Bar, perfect for hosting intimate gatherings or grand events. Enter from the triple heated garage with epoxy coated floor to numerous custom cabinets lending room for everything. Escape to your private sanctuary in the East wing of the main level, where the master bedroom awaits with a cozy gas fireplace, spa-like ensuite with heated tile floors, and a custom-designed closet complete with stacking laundry machines for added convenience. Tucked in at the end of a private hallway is the 2-piece powder room and luxurious office. Ascend the staircase to discover a world of luxury on the upper level featuring a massive bonus room with wet bar, vaulted ceilings, and custom beams. Walk across the bridge with views of the foyer, living room, and golf course and unwind by the gas fireplace in the beautiful library or indulge your hobbies in the extra-large upper laundry/craft room. Three good-sized bedrooms and a split hall bath complete the upper level. The lower level is an entertainer's dream with a fully equipped theatre area, games area, spacious gym, and two additional bedrooms for guests or family members. A full bath ensures comfort and convenience, while the large finished storage room provides ample space for all your belongings. Step outside to your own private paradise featuring a stunning brand new Hardi exterior, air conditioning, and massive exposed aggregate sidewalks and driveway. Relax and soak in the serene ambiance on the extra-large south stamped concrete patio, perfect for dining or enjoying a glass of wine as you relax in tranquility. Situated on a quiet street close to shopping and just 20 minutes from downtown, this is truly a chance of a lifetime to own a piece of paradise in one of Calgary's most coveted neighborhoods. This type of property rarely comes onto the market!!**

Inclusions:
Property Listed By:

N/A
Coldwell Banker Mountain Central

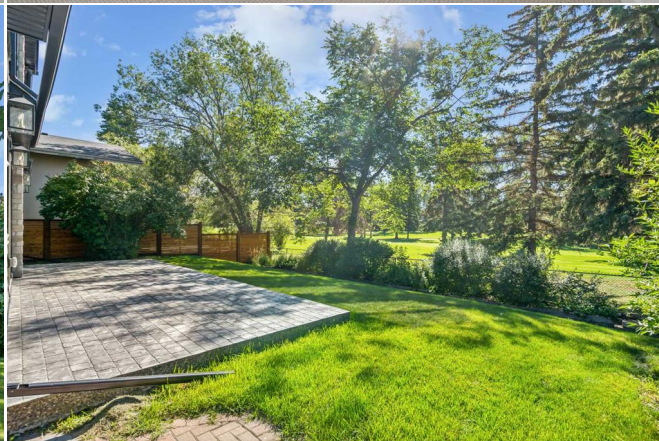
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





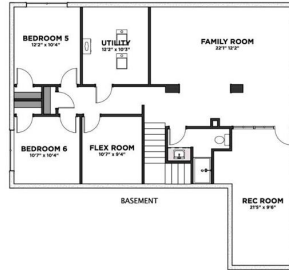








627 Willow Brook Dr SE, 04.30.2024
 Main 1,722.33 sq./ft/ 159.99 m²
 Upper 1,472.32 sq./ft/ 136.78 m²
 RMS Area 3,194.45 sq./ft/ 296.77 m²
 Basement 1,332.70 sq./ft/ 123.81 m²
 Total 4,527.15 sq./ft/ 420.58 m²



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