



THE
A-TEAM

**RE/MAX
FIRST**

10616 WILLOWIND Place, Calgary T2J 1P6

MLS®#: **A2142514** Area: **Willow Park** Listing Date: **06/21/24** List Price: **\$1,300,000**
 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: **10,699 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,Level,Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Single Garage Detached**

Finished Floor Area

Abv Sqft: **2,053**
 Low Sqft:
 Ttl Sqft: **2,053**

DOM

99
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Garden,Private Yard**
 Construction: **Metal Siding ,Stone,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Crown Molding,Double Vanity,French Door,Quartz Counters,Soaking Tub,Wired for Data**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	5`11" x 8`8"	Living Room	Main	14`7" x 19`11"
Family Room	Main	15`6" x 15`1"	Dining Room	Main	11`10" x 13`5"
Kitchen	Main	17`8" x 13`0"	2pc Bathroom	Main	
Bedroom - Primary	Upper	13`8" x 14`0"	Bedroom	Upper	11`1" x 11`4"
3pc Bathroom	Upper		5pc Ensuite bath	Upper	
Game Room	Basement	22`2" x 16`11"	Bedroom	Basement	13`2" x 10`2"
Storage	Basement	17`5" x 20`5"	Furnace/Utility Room	Basement	7`10" x 7`10"
3pc Bathroom	Basement				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

4129JK

Remarks

Pub Rmks: **Incredible opportunity for a 1/4 acre, pie shaped lot facing a green space + a fully renovated home + 2 garages! Only a handful of properties like this become available in Willow Park Estates, & here's your opportunity to capture one situated in a premier location. This home has been extensively renovated. Enter & you'll appreciate something different - not a common, "run of the mill" reno, but a home constructed for a discerning owner who values lasting quality & style. The entire interior is painted with rich, high quality Benjamin Moore paint. Brilliant colours that interact beautifully with the light that flows naturally through this home. The kitchen was remodelled with a focus on utility & ease of use. You can see the quality finishing work throughout with custom cabinets, island & high end tile/stone work. The trades who worked here were carefully scrutinized & selected to ensure the utmost quality & workmanship. The family room also features custom built-in's & quartz fireplace. Ceilings were re-done (flat) throughout, as well as new interior doors/trim. This Keith built home is solidly built - no creaking floors or stairs. The 2nd level transformation was also significant, & features a beautiful primary suite. The ensuite reno was substantial. The entire space was extensively redone from studs out. Italian, heated tile on the floor & walls. Spacious glass shower + custom cabinetry. No details were spared in the reconstruction of this ensuite to ensure the utmost comfort. The primary closet offers you a space that is hard to find in homes like this. Designed by California Closets, this change room will suit any substantial wardrobe & also features smart storage & premium cabinets. Newer carpet throughout this level. The office also functions as a bedroom, & there is a fully reno'd & spacious family bathroom. The basement adds more great spaces, & features a theatre room, additional bedroom + bath & ideal storage space. The home also has A/C, has CAT5 wiring for optimized connectivity, & a built-in alarm system. The front garage is insulated/ heated. The additional garage in the back functions well as a workshop or for storage or a 3rd vehicle. There's lots of flexible uses for this space. All landscaping here is professionally done, with u/g irrigation. The backyard is the true, distinguishing feature of this property & features perennial gardens, elegant lighting throughout & a wonderful patio space. Due to its size, this yard gets sunshine during all parts of the daytime. Host your dream garden party or wedding - there are so many great uses for this expansive yard. This street & property are so private & quiet. The exclusive Willow Park golf course is around the corner, & this location is footsteps to RT Alderman School, outdoor rink, shopping & amenities. Great access from here to get you in and out of the community. What a tremendous opportunity for a lot & renovation quality that you just don't often see come to market.**

Inclusions: **Alarm, Shed, A/C, Single Garage Workbench, TV Mounts, Beverage Fridge,**
Property Listed By: **RE/MAX First**

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













