



THE A-TEAM

RE/MAX FIRST

732 WILLARD Road, Calgary T2J 2A5

MLS@#: A2150027 Area: Willow Park Listing: 07/19/24 List Price: \$1,450,000
Status: Active County: Calgary Change: -\$45k, 04-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1971
Lot Information
Lot Sz Ar: 9,881 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,066
Low Sqft:
Ttl Sqft: 2,066

DOM
59
Layout
Beds: 5 (4 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Lane,Front Yard,Lawn,Landscaped,Level,Private
Park Feat: Alley Access,Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: BBQ gas line,Lighting,Private Yard

Construction:
See Remarks,Wood Siding
Flooring:
Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Oven,Range Hood,Refrigerator,Washer
Int Feat: Bar,Beamed Ceilings,Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,See Remarks,Storage
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Breakfast Nook, Laundry, 2pc Bathroom, 4pc Ensuite bath, Bedroom, 4pc Bathroom, Game Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Living Room, Bedroom, Bedroom - Primary, Bedroom, 5pc Bathroom, Bedroom.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7332JK

Zoning:
R-C1

Remarks

Pub Rmks:

Nestled in the heart of Willow Park Estates, this stunning, newly renovated home is situated on a massive lot at just shy of 10,000 sq ft and 2934 sq ft of developed living space! Professionally renovated and designed, no detail has been left untouched in this elegant 5 bedroom, 4 bathroom home. The design perfectly upholding the charm of this 1971 build with all the modern features you need. The heart of the home is the stunning chefs kitchen with custom cabinetry that offers ample storage, wall oven, gas range, built in dishwasher and an oversized island! The kitchen seamlessly flows into the front dining room with beautiful large bay windows. Just off the kitchen, down a few steps you will walk into the living room that features a lovely refinished, brick, gas lit wood burning fireplace and a sliding patio door that opens up to the massive private backyard. Through the living room you have a conveniently located office, a tucked away powder room and a lovely yet functional laundry, mudroom area with custom storage that leads into the attached garage. On the upper floor of this home there are 2 good sized bedrooms, a full bathroom complete with a double vanity, and the gorgeous primary bedroom with custom wardrobe. The primary ensuite will leave you breathless with the finishes giving you a spa like feel, double vanity and large steam shower. Heading downstairs you will be greeted by a cute dry bar, a perfect rec room for entertaining, an additional bedroom and full bathroom, a games area and lots of additional storage. This meticulously designed renovation is chalked full of upgrades including, engineered hardwood flooring, high end appliances, all new windows and much more. The west facing, very private back yard is whimsical with amazing trees and so much space to make it your own. This project has been a an incredible transformation! Book your private showing today!

Inclusions:
Property Listed By:

NA
Century 21 Bamber Realty LTD.

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