



THE
A-TEAM

**RE/MAX
FIRST**

456 WILDERNESS Drive, Calgary T2J 1Z2

MLS®#: **A2152214** Area: **Willow Park** Listing **07/25/24** List Price: **\$1,649,000**
 Status: **Active** County: **Calgary** Change: **-\$51k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1969**
Lot Information
 Lot Sz Ar: **9,386 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,416**
 Low Sqft:
 Ttl Sqft: **3,416**

DOM

53
Layout
 Beds: **5 (5)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Garden,Landscaped,On Golf Course,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Oven-Built-In,Refrigerator,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Pantry,Quartz Counters,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	15`4" x 13`6"
Family Room	Main	24`2" x 16`8"
Living Room	Main	19`7" x 14`5"
Laundry	Main	10`7" x 7`6"
Bedroom	Upper	11`8" x 14`9"
Bedroom	Upper	11`8" x 11`11"
Game Room	Basement	29`3" x 19`3"
2pc Bathroom	Main	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	22`2" x 13`4"
Office	Main	11`8" x 10`11"
Breakfast Nook	Main	16`6" x 8`10"
Bedroom - Primary	Upper	20`4" x 20`10"
Bedroom	Upper	15`4" x 12`9"
Bedroom	Upper	11`10" x 11`11"
Family Room	Basement	29`5" x 34`7"
2pc Bathroom	Basement	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

Title: **Fee Simple**
 Zoning: **R-C1**
 Legal Desc: **5282JK**

Remarks

Pub Rmks: **Big, fabulous home!! Tons of room for your family!1 VERY EASY TO VIEW AND INVITING YOU TO LOVE IT TOO!! NOTHING COMPARES IN THIS COVETED, exclusive location backing on to Willow Park Golf Course. Expansive .22 acre lot with serene, meticulous landscaping and breathtaking, private views from the kitchen, family and living rooms as well as upstairs. Extraordinary 5,054 SF of developed living space with extensive & professional renovations throughout. The main floor welcomes you into a large marble foyer and transitions into the family room with gas fireplace and sliding garden door access to the yard. The kitchen is functional and bright/LED lighting with gleaming granite counters, island with seating, Sub Zero fridge and stainless Bosch appliances (double ovens, dishwasher), Bosch black stove top & Magic Chef beverage fridge. Sliding doors from the adjoining breakfast nook lead to the full-width deck for BBQs and hot tub for back yard enjoyment & entertaining. A living room with wood burning fireplace, office, conveniently located laundry room and 2 piece bathroom complete this level. It's unique to find a home with such spacious bedrooms - and this one has 5 bedrooms above grade! Upstairs, the master bedroom is like your own private retreat with glass shower, jetted tub and travertine throughout the ensuite - and multiple closets! The additional 4 bedrooms share a 5 piece bathroom. Note the lovely new carpeting throughout! The finished basement offers loads of space for family and friends with a chic bar, family room and games room with pool table, office space, 2 piece bathroom and ample storage. High quality renovations include many built-ins, windows upgraded over the years in exceptional condition (brand new window in living room), doors (interior & exterior), knockdown ceilings, recessed lighting, refinished hardwood flooring and CENTRAL AIR CONDITIONING. Oversized heated garage with 220 wiring. Be sure to note the brand new driveway & front walkway. Turnkey - shows pride of ownership and attention to detail with continuous upgrades including knockdown ceilings, LED lights, on-site refinished hardwood flooring, Walnut cabinetry, (BRAND NEW ARE: gas fireplace, Bosch stove top, carpet upstairs, window in living room, 2 hot water tanks, driveway & walk to front door). Willow Park is an amazing community with easy access to downtown and all major transportation routes. Schools, Trico Center, Southcentre Mall and all amenities are nearby. Come visit and you will love it! These huge lots in the heart of Calgary are so hard to find. BEAUTIFUL, VERSATILE & LOVELY with exceptional maintenance throughout!**

Inclusions: **Hot tub, Pool Table, TV Bracket in basement**
 Property Listed By: **eXp Realty**

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











