



THE
A-TEAM

**RE/MAX
FIRST**

64 WILLOW PARK Green, Calgary T2J 3L1

MLS®#: **A2156800** Area: **Willow Park** Listing Date: **08/21/24** List Price: **\$1,850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **12,992 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,156**
 Low Sqft:
 Ttl Sqft: **3,156**

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **9**
 Garage Sz: **3**

Access:
 Lot Feat: **Cul-De-Sac,Reverse Pie Shaped Lot,Landscaped,Underground Sprinklers,On Golf Course**
 Park Feat: **Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **In Floor,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony,Other**

Construction: **Stone,Wood Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Chandelier,Kitchen Island,Quartz Counters,Storage,Sump Pump(s),Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	22`8" x 14`8"
Kitchen	Main	17`5" x 13`1"
Den	Main	12`5" x 11`11"
Laundry	Main	7`11" x 5`6"
Bedroom - Primary	Second	15`8" x 14`3"
Bedroom	Second	12`10" x 10`1"
4pc Bathroom	Second	8`5" x 7`3"

Room	Level	Dimensions
Dining Room	Main	12`9" x 12`5"
Family Room	Main	21`10" x 15`1"
Sunroom/Solarium	Main	23`7" x 11`2"
2pc Bathroom	Main	6`6" x 4`4"
3pc Bathroom	Second	8`9" x 7`9"
Bedroom	Second	12`10" x 10`3"
Loft	Second	17`7" x 13`4"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R-C1

Legal Desc:

1168LK

Remarks

Pub Rmks:

Exquisitely maintained, executive 2 storey home, overlooking the 15th green of the Willow Park Golf and Country Club! This beautiful home offers a fabulous main floor plan, much of which was extensively renovated (2021) by Ultimate Renovations. Welcoming you inside is a large foyer that opens to an expansive living room and dining room with soaring vaulted ceiling. The updated, chef inspired, custom kitchen includes an abundance of white cabinetry, center island, stainless appliances and loads of workable counterspace. From the kitchen step into the family room, with beautiful gas fireplace and gorgeous built-ins or relax and enjoy the golf course views from the cozy sunroom. An updated 2 piece powder room, laundry room and bedroom/flex room, with wall to wall built-in closets, complete the main floor. A functional, open loft and three generous sized bedrooms grace the upper level, including the master with 3 piece ensuite and walk-in closet. This incredible home features generous principal rooms, thoughtful built-ins, 2 new air conditioners and 2 new furnaces (2024), irrigation system and more! Enjoy a lovely landscaped yard, sunny south views from your backyard patio/deck and a heated, 3 car attached garage with epoxied floor. Perfectly located! A wonderful place to call home!

Inclusions:

tv wall mount in family room, alarm system hardware only, 2 portable air purification units, vacuum system - "as is", water softener - "as is"

Property Listed By:

Royal LePage Solutions

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