



THE
A-TEAM

**RE/MAX
FIRST**

560 WILLACY Drive, Calgary T2J 2C8

MLS®#: **A2159333**

Area: **Willow Park**

Listing Date: **08/22/24**

List Price: **\$729,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1968**

Finished Floor Area

Abv Sqft: **1,296**
Low Sqft:
Ttl Sqft: **1,296**

Lot Information

Lot Sz Ar: **6,049 sqft**
Lot Shape:

DOM

27
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Garden,Landscaped,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden,Private Entrance,Private Yard**

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`10" x 13`3"
Breakfast Nook	Main	7`11" x 7`6"
Family Room	Lower	19`1" x 12`2"
Furnace/Utility Room	Lower	6`7" x 3`11"
Storage	Lower	13`3" x 12`4"
Bedroom - Primary	Second	12`7" x 12`0"
Bedroom	Second	11`9" x 8`7"

Room	Level	Dimensions
Kitchen	Main	14`1" x 12`8"
Dining Room	Main	13`1" x 9`7"
Laundry	Lower	5`10" x 3`11"
Mud Room	Main	4`0" x 2`11"
Game Room	Lower	19`9" x 12`11"
Bedroom	Second	12`10" x 8`5"
Bedroom	Lower	16`2" x 6`7"

4pc Ensuite bath

Second

7`4" x 4`11"

4pc Bathroom

Second

7`5" x 4`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

5282JK

Zoning:

R-C1

Remarks

Pub Rmks:

Welcome to 560 Willacy Drive! Here is your chance to get into the sought after community of Willow Park. This beautiful property boasts over 2500 sq ft of living space. Situated on a huge, private lot, this stunning home is close to schools, public transportation, Trico Centre, Southcentre Shopping Mall, walking paths, an off-leash green belt and all amenities. Enter to a spacious and bright living room and dining L-shaped combo with gleaming hardwood floors. Good sized kitchen with eating area and maple cabinets. Kitchen has a clear view of the pristine back yard! Perfect for watching the kiddos! The upper level offers a large primary bedroom with 4-pc ensuite, two more spacious bedrooms and another full 4-pc bathroom! The third level is completely developed with a spacious family room, a fourth bedroom and a gas fireplace. The fourth level houses a huge rec. room-perfect for the kids and a large, versatile storage room. Out back, the rear yard showcases a gorgeous deck overlooking the lush, mature yard with Firepit! To complete the package, enjoy the convenience of a large, oversized double detached garage! HWT replaced in 2017, Furnace replaced in 2018. Homes do not come on the market in this area very often! Call your favourite Realtor today.

Inclusions:

N/A

Property Listed By:

Drummer Realty & Property Management

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