



THE
A-TEAM

**RE/MAX
FIRST**

80 WILLOW PARK Green, Calgary T2J 3L1

MLS®#: **A2159386** Area: **Willow Park** Listing Date: **09/06/24** List Price: **\$2,875,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **10,494 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,684**
 Low Sqft:
 Ttl Sqft: **4,684**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,No Neighbours Behind,Landscaped,Many Trees,Underground Sprinklers,On Golf Course,Private,Views**

Park Feat:

Double Garage Attached,Heated Garage,Insulated,Oversized

Utilities and Features

Roof: **Cedar Shake**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Garden,Lighting,Outdoor Grill**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Garage Control(s),Induction Cooktop,Microwave,Range Hood,Refrigerator,Warming Drawer,Water Softener,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Elevator,French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	24`0" x 17`9"	Kitchen	Main	18`4" x 16`0"
Dining Room	Main	15`0" x 15`6"	Nook	Main	17`5" x 12`0"
Den	Main	12`11" x 15`5"	Laundry	Main	5`10" x 14`1"
Storage	Upper	4`5" x 8`10"	Game Room	Basement	32`7" x 23`0"
Family Room	Basement	17`2" x 11`8"	Exercise Room	Basement	16`8" x 15`8"
Wine Cellar	Basement	15`10" x 13`3"	Storage	Basement	21`0" x 18`1"

Bedroom - Primary
Bedroom
4pc Bathroom
2pc Bathroom

Upper
Upper
Upper
Basement

17`0" x 16`0"
12`11" x 17`4"
12`7" x 12`2"
5`6" x 9`6"

Bedroom
5pc Ensuite bath
3pc Bathroom
2pc Bathroom

Upper
Upper
Basement
Main

12`8" x 13`4"
24`2" x 17`7"
7`7" x 15`7"
6`4" x 6`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1168LK

Zoning:
R-C1

Remarks

Pub Rmks:

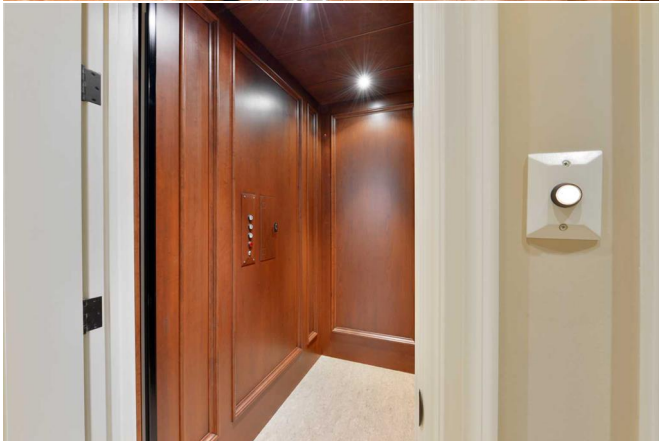
Backing onto the 15th tee, in Willow Park Estates, sits this luxurious 7,000+ sq ft residence custom-crafted by Mission Homes. Stunning architecture with stone details, pitched roof lines & an incredible front courtyard, complete with a fireplace for peaceful morning coffees. Inside is a true sanctuary with endless features including impeccable millwork & attention to detail, durable hickory hardwood floors, soaring ceilings & purposeful living spaces. Designed for entertaining, the main floor has multiple areas to gather with thoughtful details like a butler's service to the dining room & an expansive bar in the living room to convene over pre- or post-meal beverages. Culinary creativity is inspired in the gorgeous kitchen featuring full-height cabinets, professional-grade appliances & a massive centre island for additional storage & seating. Grand vaulted ceilings adorn the breakfast nook with a floor-to-ceiling stone-encased focal fireplace providing a cozy atmosphere. French doors lead to the den with ornate details, coffered ceilings, a fireplace & access to the front courtyard creating a truly exceptional home office or inviting library. The upper level primary bedroom is a luxurious retreat. This spacious haven will have you feeling spoiled daily thanks to the unparalleled design that includes custom built-ins & a lavish ensuite boasting heated floors, a double shower w/ steam & body jets, deep soaker tub & well-designed dual closets. Both additional bedrooms on this level are spacious & bright with walk-in closets & Jack-and-Jill access to the 5-piece main bathroom w/ heated floors. Further adding to your convenience is a unique 15' seasonal closet. The grandeur continues into the lower level with ample space to convene over a friendly game night in the rec room or engaging conversations in front of the fireplace. Easily refill drinks & snacks at the pub-style bar or procure your favourite bottle of wine from the custom wine cellar with charming details & plenty of space to host tasting nights. Get your workout in at the home gym then enjoy a rejuvenating steam shower in the 3-piece bathroom. A very large storage room could easily be converted to a 4th bedroom. This .24-acre lot is professionally landscaped with a stunning backyard surrounded by mature trees. Built-in seating, multiple gathering areas, a grilling station, a built-in wood-burning fireplace all add to the allure of this incredible outdoor space. A few upgrades include a smart home system & sound, expansive windows, in-floor heat in the lower level, all TV's & numbered Brunswick pool table are included, irrigation, A/C, a thoughtfully integrated elevator & an oversized garage which offers the ability to install a lift for the car enthusiast. Phenomenally located within walking distance to schools, numerous parks, the golf clubhouse, Southcentre Mall, Willow Park Shopping Village & Trico. A MUST see to appreciate the exceptional value in this remarkable home!

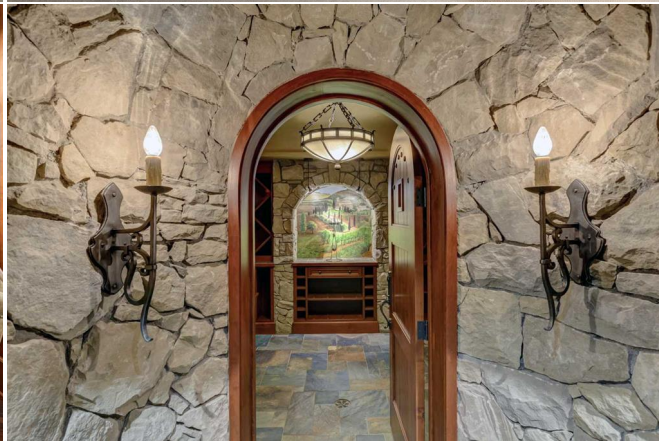
Inclusions:
Property Listed By:

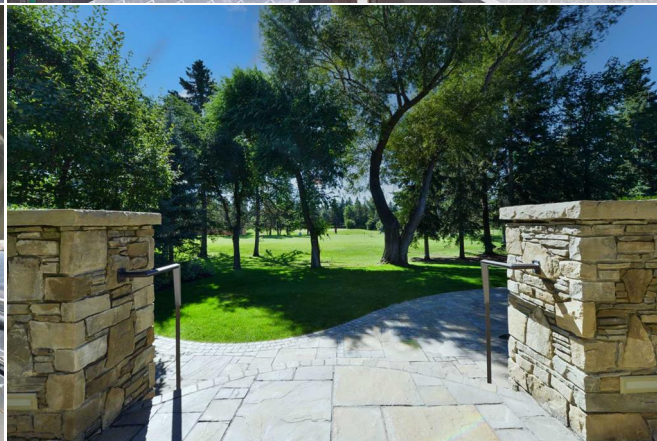
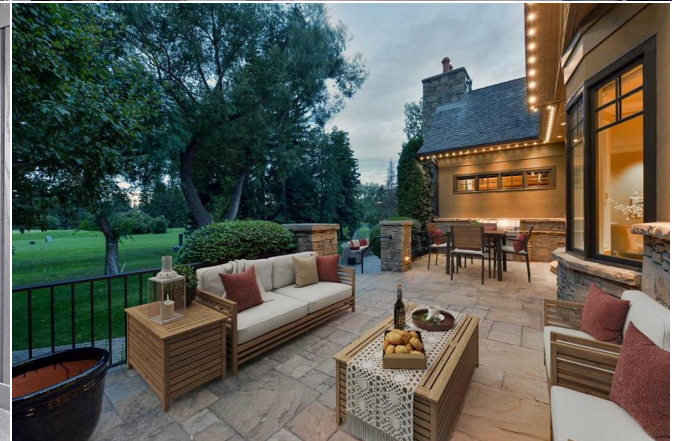
3 dishwashers, ice maker, fridge and freezer drawers, beverage drawers, built-in steam oven, built-in coffee machine, 3 A/C's, pool table & accessories, all TV's. RE/MAX Realty Professionals

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











80 Willow Park Green SE, Calgary, AB

Main Floor Exterior Area 2583.41 sq ft
Interior Area 2814.81 sq ft
Excluded Area 696.27 sq ft



PREPARED: 2024/05/30



White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

80 Willow Park Green SE, Calgary, AB

2nd Floor Exterior Area 2042.60 sq ft
Interior Area 1980.33 sq ft
Excluded Area 41.96 sq ft



PREPARED: 2024/05/30



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80 Willow Park Green SE, Calgary, AB

Basement (Below Grade) Exterior Area 2222.08 sq ft
Interior Area 2075.97 sq ft
Excluded Area 273.93 sq ft



PREPARED: 2024/05/30



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