



THE
A-TEAM

**RE/MAX
FIRST**

428 WILVERSIDE Way, Calgary T2J 1Z7

MLS®#: **A2160621**

Area: **Willow Park**

Listing Date: **08/28/24**

List Price: **\$1,575,000**

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: **2,164**

Low Sqft:

Ttl Sqft: **2,164**

Lot Information

Lot Sz Ar: **9,881 sqft**

Lot Shape:

DOM

21

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,Back Yard,Lawn,Landscaped,Many Trees,Pie Shaped Lot**

Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Composite Siding,See Remarks,Wood Frame**

Flooring: **Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Induction Cooktop,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Beamed Ceilings,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	26`3" x 13`10"
Dining Room	Main	15`2" x 13`7"
Laundry	Main	6`11" x 12`0"
Exercise Room	Basement	11`2" x 24`1"
Bedroom - Primary	Upper	12`3" x 17`7"

Room	Level	Dimensions
Kitchen	Main	16`0" x 13`7"
Family Room	Main	12`3" x 19`2"
Game Room	Basement	25`7" x 13`10"
Storage	Basement	15`11" x 14`11"
Walk-In Closet	Upper	7`9" x 6`4"

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom

Upper
Upper
Main
Upper

11`2" x 14`0"
14`8" x 12`11"

Bedroom
Bedroom
5pc Ensuite bath
4pc Bathroom

Upper
Basement
Upper
Basement

10`9" x 14`0"
10`1" x 12`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5282JK

Zoning:
R-C1

Remarks

Pub Rmks: **Luxuriously renovated 5 bedroom masterpiece on a massive 9,800 sq. ft. lot in the coveted golf-side community of Willow Park Estates. Immediately be impressed by the beautiful architecture boasting white Hardie board siding highlighted by charming brickwork and a charming front porch. The interior is equally as striking, stunningly renovated to create an open floor plan with beamed flat painted ceilings, built-in speakers throughout and lots of pot lights to illuminate your evenings. Natural light flows through oversized windows during the day highlighting the upscale designer details, quality craftsmanship and wide plank flooring. Nearly all of the windows have been replaced plus central air conditioning has been added ensuring your comfort in any season. The living room is great for both unwinding and entertaining with clear sightlines for unobstructed conversations. Culinary adventures await in the gourmet kitchen featuring a Subzero panelled fridge, an induction cooktop, full-height cabinetry, stone countertops, 2-tier utensil drawers and a massive centre island to gather around. Adjacently, the dining room has ample space for family meals and entertaining. Oversized patio doors frame tranquil backyard views and encourage a seamless indoor/outdoor lifestyle. Convene in front of the floor-to-ceiling stone-encased gas fireplace in the family room with dark panelled walls and classic built-ins creating an inviting atmosphere. Those beautiful floors are continued onto the upper level where 4 of the spacious bedrooms reside. The primary bedroom is a private oasis with 2 closets, one of which leads to the luxurious ensuite boasting dual sinks, a deep soaker tub and an oversized shower. All of the bathrooms in the home have been stunningly upgraded with high-end Grohe lifetime warranty products. 2 bathrooms even have in-floor heat keeping toes warm and cozy. Gather in the sophisticated finished basement and come together over movie and games nights and engaging conversations in front of the modern electric fireplace. The extravagance continues throughout this level with a large guest bedroom that includes a walk-in closet, another posh full bathroom and a huge exercise room. The expansive composite deck and lower patio in the ginormous backyard will have you hosting summer barbeques and spending your weekends lounging enjoying the immense privacy. A new fence and retaining wall were installed 4 years ago surrounding the grassy yard that is the perfect play space for kids and pets. A charming shed hides away seasonal items and is even equipped with electrical. This extraordinary home is situated in a quiet, much sought-after neighbourhood within walking distance to schools, several parks, the Trico Centre, Southcentre Mall and more. Mere minutes to Willow Park Golf and Country Club, the Anderson C-Train Station, Willow Park Shopping Village, Fish Creek Park and easy access to major thoroughfares for a quick and easy commute.**

Inclusions:
Property Listed By:

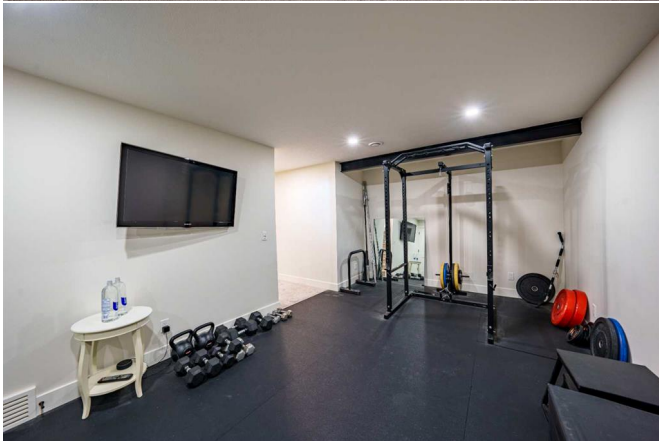
Second refrigerator in the garage
First Place Realty

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









FLOOR 2

BASEMENT

FLOOR 1

CALGARY PHOTO STUDIO

Matterport

GRAND TOTAL AREA:
FLOOR 1: 2,131 SQ. FT. (1,057 SQ. FT. COVERED & 1,074 SQ. FT. UNCOVERED)
BASEMENT: 1,222 SQ. FT. (1,000 SQ. FT. COVERED & 222 SQ. FT. UNCOVERED)
TOTAL: 3,353 SQ. FT. (2,057 SQ. FT. COVERED & 1,296 SQ. FT. UNCOVERED)

