

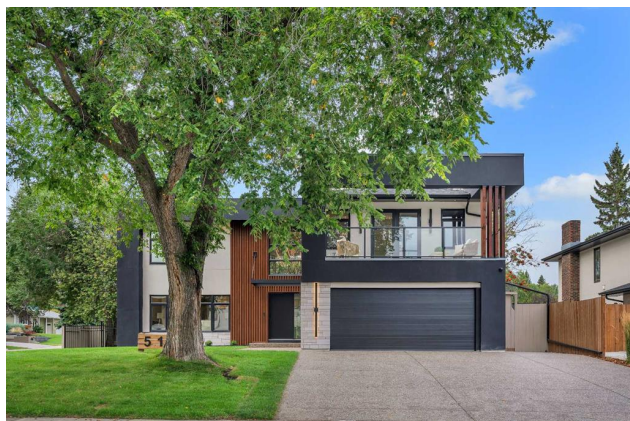


THE
A-TEAM

**RE/MAX
FIRST**

511 WILDERNESS Drive, Calgary T2J 2W6

MLS®#: **A2160942** Area: **Willow Park** Listing Date: **09/16/24** List Price: **\$2,000,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1969**
Lot Information
 Lot Sz Ar: **8,137 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Corner Lot,Landscaped,Many Trees,Private**
 Park Feat: **Aggregate,Double Garage Attached,Front Drive**

Finished Floor Area

Abv Sqft: **2,705**
 Low Sqft:
 Ttl Sqft: **2,705**

DOM

3
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line,Lighting,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Refrigerator,Convection Oven,Dishwasher,Gas Range,Range Hood,Washer/Dryer**
 Int Feat: **Bar,Built-in Features,Central Vacuum,Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 9`3"	Dining Room	Main	14`8" x 9`3"
Foyer	Main	12`7" x 9`3"	Kitchen	Main	8`9" x 16`0"
Mud Room	Main	12`7" x 9`4"	Living Room	Main	14`5" x 19`11"
Office	Main	10`3" x 14`1"	3pc Ensuite bath	Upper	10`4" x 5`0"
4pc Bathroom	Upper	8`9" x 5`8"	5pc Ensuite bath	Upper	20`6" x 6`7"
Bedroom	Upper	10`4" x 10`11"	Bedroom	Upper	10`5" x 10`11"

Bedroom
Bonus Room
3pc Bathroom
Exercise Room

Upper
Upper
Basement
Basement

12`7" x 12`10"
14`4" x 15`1"
7`1" x 11`9"
10`8" x 13`7"

Laundry
Bedroom - Primary
Bedroom
Game Room

Upper
Upper
Basement
Basement

7`10" x 6`6"
16`5" x 14`7"
10`8" x 13`5"
17`2" x 33`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

5282JK

Remarks

Pub Rmks:

**RARE HIDDEN LUXURIOUS CUSTOM MODERN 2-STOREY RENOVATION HOME IN WILLOW PARK ESTATES | 8,137SQFT CORNER LOT | TURN-KEY QUICK POSSESSION | OVER 3,700 SQFT OF LIVING SPACE | 5 BEDROOMS | 4.5 BATHROOMS | SPRAY FOAMED EXTERIOR WALLS | MUDROOM PET WASH STATION | IN-FLOOR HEATING THROUGHOUT BATHROOMS | SMART TOILETS | SECONDARY EN-SUITE BEDROOM | MASTER ENSUITE STEAM SHOWER | GYM | AIR CONDITIONING | CENTRAL VACCUM SYSTEM | BUILT IN EXTERIOR & INTERIOR SPEAKER SYSTEM | FULLY EQUIPPED SECURITY CAMERA SYSTEM | FULLY LANDSCAPED WITH IRRIGATION SYSTEM | PRIVATE WILLOW PARK GOLF COURSE AND MORE...! Get ready to love this custom 2-storey renovation show stopper in Calgary's well-known in-demand prestigious community, Willow Park. As soon as you arrive, you will be greeted with a jaw-dropping modern entrance complimented with Douglas Fir beams, upgraded metal LUX folded walls, LUX exterior soffit, and premium natural modern stone accents. Come in and be pleased by a grand open-to-below foyer with a well executed open concept floor plan. The stunning main floor looks right out of a magazine, with upgraded white oak throughout, engineered hardwood flooring, a chef's kitchen and all-new large windows allowing abundant of natural light. Inspiring culinary creativity is the chef's dream kitchen featuring premium "Symphony" quartz countertops & backsplash, a high-end JennAir appliance package with a "hidden Pantry" including custom kitchen pullouts and a sweep away undercabinet automatic vacuum system integrated into the 11FT island. Gorgeous high-end lighting package throughout, creating a cozy feel in every inch of the home. The dining room gives you the versatility to host all your friends and family with a full-size bar directly adjacent to the rear exterior access, allowing for an indoor/outdoor experience leading to your backyard oasis, including an oversized deck with access from both the dining room and main floor office. A well-thought-out mudroom leaves no pet owners behind, including its custom pet wash station and sink leading to the fully finished double-attached garage with fresh epoxy flooring. Approaching the upper level, you'll be greeted with a complete custom glass staircase design and a cozy bonus room to unwind with the family. The upper floor also includes a total of 4 bedrooms with a secondary bedroom ensuite and a total of 3 full bathrooms. The master bedroom retreat is like no other, including its oversized balcony, allowing for your private oasis experience. A master ensuite is not complete without a full custom steam shower, his & her vanity and a stand-alone soaker tub. The attention to detail doesn't end here... a fully finished basement includes a gym, 3PC bathroom, bedroom and wet bar to compliment the spacious open recreation room! The large private backyard allows for peaceful paradise, summer barbeques and time unwinding on the large deck with built-in speakers in the landscaped, fully fenced yard, all privately nestled under the oasis of trees.
Bar Refrigerator & Wine Refrigerator (2 on the main floor & 1 in the basement bar)
Real Broker**

Inclusions:
Property Listed By:

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

