



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**47 WOOD WILLOW Bay, Calgary T2W 4H6**

MLS®#: **A2163057** Area: **Woodlands** Listing Date: **09/05/24** List Price: **\$847,900**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1980** Abv Sqft: **2,679**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **6,296 sqft** Ttl Sqft: **2,679**  
 Lot Shape:

DOM

**14**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Cul-De-Sac,Lawn,Gentle Sloping,Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Rubber** Construction: **Cedar,Stone**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**  
 Int Feat: **Bar,Bookcases,Central Vacuum,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Storage**  
 Utilities:

Room Information

| Room             | Level  | Dimensions    | Room              | Level  | Dimensions    |
|------------------|--------|---------------|-------------------|--------|---------------|
| Entrance         | Main   | 6`9" x 11`6"  | Living Room       | Main   | 14`3" x 17`3" |
| Dining Room      | Main   | 12`4" x 13`8" | Kitchen           | Main   | 9`7" x 11`1"  |
| Breakfast Nook   | Main   | 8`0" x 11`4"  | Family Room       | Main   | 11`2" x 20`0" |
| Dinette          | Main   | 7`4" x 13`0"  | Mud Room          | Main   | 5`6" x 8`4"   |
| Laundry          | Main   | 6`7" x 8`4"   | Bedroom - Primary | Second | 14`6" x 17`3" |
| Sunroom/Solarium | Second | 11`4" x 13`9" | Bedroom           | Second | 9`3" x 10`0"  |
| Bedroom          | Second | 10`0" x 11`1" | Bedroom           | Second | 10`0" x 14`0" |

Game Room  
Bedroom  
2pc Bathroom  
5pc Bathroom

Basement  
Basement  
Main  
Second

12`5" x 12`6"  
9`0" x 16`0"  
5`0" x 6`6"  
7`8" x 10`1"

Game Room  
Furnace/Utility Room  
3pc Ensuite bath  
4pc Bathroom

Basement  
Basement  
Second  
Basement

16`10" x 20`1"  
16`3" x 21`10"  
7`9" x 8`0"  
6`1" x 9`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**7911484**

Remarks

Pub Rmks: **LOCATION ! LOCATION ! LOCATION ! This might be the quietest street in the area !! Located on a beautiful cul-de-sac, only a hundred meters from Fish Creek Park ( HIKING, CYCLING & SERENITY ) this spacious ( 2679 sq ft ) 2 storey home, on a large lot, is just waiting for your ideas !! The main floor has plenty of room with a large, formal living room ( WITH GAS FIREPLACE ) & dining room flowing together under vaulted ceilings. You'll also find the updated kitchen ( WITH GRANITE COUNTERTOPS ), dining nook and large sunken family room along with main floor laundry and a 2 pc. bath. Upstairs there are 4 big bedrooms, including the huge primary suite ( WITH SUNROOM, WALKIN CLOSET & A 3 PC. ENSUITE ) along with a family 5 pc. bath. The basement is fully finished with a great family room, 5th bedroom, a 4 pc. bath and plenty of storage !! Outside there is and extra deep, double attached front garage, extra parking space, a huge composite deck and beautiful views. Don't delay, book your showing today !!**

Inclusions:  
Property Listed By: **NA  
RE/MAX First**

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











