



THE
A-TEAM

**RE/MAX
FIRST**

348 WEDDENBURN Road, Calgary T2J 1J1

MLS® #: **A2164567**

Area: **Willow Park**

Listing Date: **09/10/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1964**

Finished Floor Area

Abv Sqft: **1,339**

Low Sqft:

Ttl Sqft: **1,339**

Lot Information

Lot Sz Ar: **5,511 sqft**

Lot Shape:

DOM

9

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Lawn**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden**

Construction:

Stone,Stucco,Wood Siding

Flooring:

Hardwood,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **Closet Organizers,No Smoking Home,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 2`11"	4pc Bathroom	Main	7`5" x 6`9"
Bedroom	Main	9`6" x 10`1"	Bedroom	Main	10`9" x 13`2"
Dining Room	Main	11`8" x 9`8"	Kitchen	Main	12`3" x 9`5"
Laundry	Main	6`10" x 10`1"	Living Room	Main	11`11" x 17`9"
Bedroom - Primary	Main	11`2" x 19`6"	3pc Bathroom	Basement	9`6" x 8`0"

Bedroom
Game Room
Storage

Basement
Basement
Basement

11`5" x 17`10"
22`8" x 16`7"
5`11" x 4`10"

Exercise Room
Storage
Furnace/Utility Room

Basement
Basement
Basement

10`4" x 8`11"
8`2" x 11`5"
6`2" x 9`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2348JK

Zoning:
R-C1

Remarks

Pub Rmks:

Welcome to this charming bungalow nestled in the highly sought-after community of Willow Park. This delightful property, featuring 4 bedrooms and 2.5 bathrooms and a fully renovated, heated single detached garage, is a true gem that you won't want to miss! Walking in, you'll be greeted by a bright and airy open floor plan that seamlessly connects the kitchen to the living space. The kitchen is highlighted by stunning waterfall quartz countertops and modern stainless steel appliances. This space is designed for both functionality and style, with an adjoining dining area that makes entertaining guests a pleasure. Beside the kitchen, the living room features a cozy working wood fireplace, perfect for enjoying quiet nights in with the family. This inviting space enhances the warmth and charm of the home. On the main floor, you'll find the primary suite, a serene retreat with a door that opens directly onto the beautiful deck. This private sanctuary includes a quaint 2-piece ensuite, making it an ideal space for unwinding after a long day. Also on this level are two additional bedrooms, a convenient laundry room, and a well-placed 4-piece bathroom. Moving to the fully finished basement, where you'll discover a spacious, open family room—ideal for game nights or relaxing while catching up on your favorite shows. An additional versatile space is perfect for either a home gym or a home office for those who work remotely. This lower level also includes a large bedroom with a wardrobe and a 3-piece bathroom, providing added convenience and flexibility. The backyard is a gardener's dream, offering ample room for growing vegetables and flowers alike. This outdoor space is perfect for enjoying your green thumb or simply relaxing in a peaceful environment. Located in the heart of Willow Park, this home is situated in one of Calgary's most desirable communities. With close proximity to Southcentre Mall, a variety of restaurants, and the Willow Park Golf and Country Club, you'll have endless opportunities to explore and enjoy all that this vibrant area has to offer. Don't miss your chance to make this exceptional home your own—schedule your viewing today!

Inclusions:
Property Listed By:

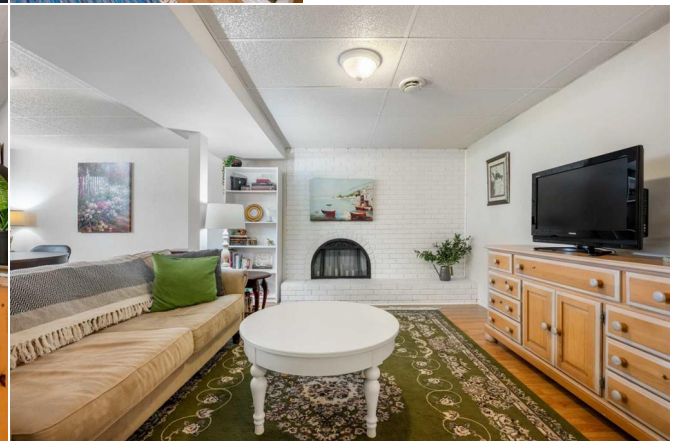
Nest Thermostat, Closet in Basement, Treadmill, Electric Fireplace Insert, Laundry Shelving, Blinds, Laundry Tub (as is), Cabinets in Work Room
eXp Realty

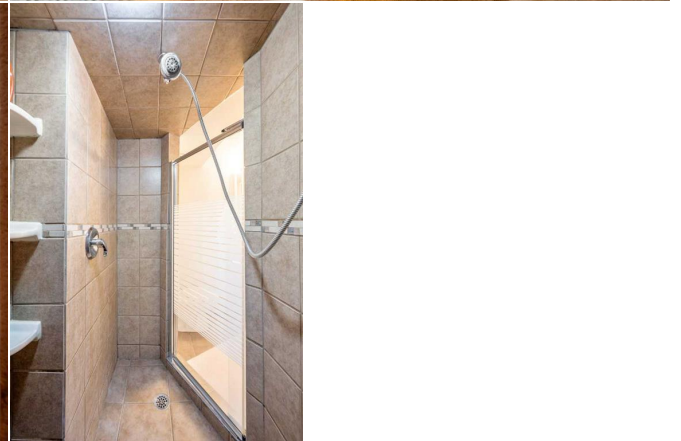
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













348 Weddenburn Rd SE, Calgary, AB

Main Floor Exterior Area 1308.03 sq ft
Interior Area 2408.48 sq ft



0 4 8 ft

PREPARED: 2024/09/10



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

348 Weddenburn Rd SE, Calgary, AB

Basement (Below Grade) Exterior Area 939.71 sq ft
Interior Area 871.25 sq ft
Excluded Area 76.89 sq ft



PREPARED 2024/08/10



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.