

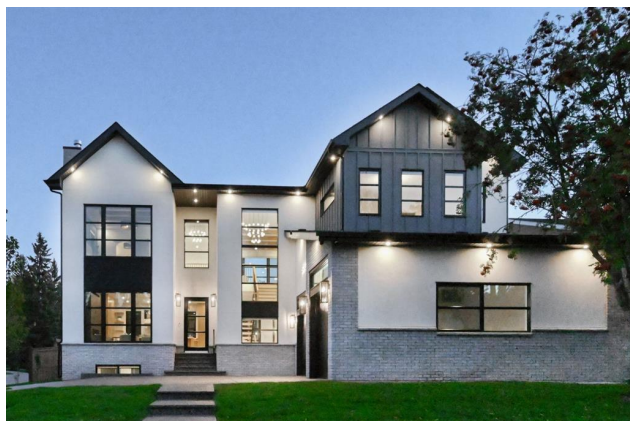


THE
A-TEAM

**RE/MAX
FIRST**

608 WILLOW BROOK Drive, Calgary t2j 1n8

MLS®#: **A2169264** Area: **Willow Park** Listing **09/27/24** List Price: **\$2,599,000**
 Status: **Active** County: **Calgary** Change: **-\$100k, 24-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2023** Abv Sqft: **3,339**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,888 sqft** Ttl Sqft: **3,339**
 Lot Shape:

DOM

67
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane**
 Park Feat: **Driveway,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Natural Gas**
 Sewer:
 Ext Feat: **Outdoor Grill,Private Yard**

Construction: **Brick,Concrete,Stucco**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Stove,Range Hood,Washer/Dryer,Wine Refrigerator**
 Int Feat: **Bar,Beamed Ceilings,Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Steam Room,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|---------------|------------------------|--------------------------|---------------|-----------------------|
| 2pc Bathroom | Main | 8`10" x 5`4" | Dining Room | Main | 19`1" x 9`4" |
| Family Room | Main | 13`5" x 14`11" | Kitchen | Main | 18`10" x 20`9" |
| Living Room | Main | 16`10" x 13`5" | Mud Room | Main | 14`7" x 8`9" |
| 3pc Ensuite bath | Second | 4`11" x 10`11" | 4pc Ensuite bath | Second | 0`0" x 0`0" |
| 6pc Ensuite bath | Second | 0`0" x 0`0" | Bedroom | Second | 12`10" x 17`4" |
| Bedroom | Second | 14`11" x 13`11" | Bedroom - Primary | Second | 19`5" x 14`3" |
| Laundry | Second | 0`0" x 0`0" | Bonus Room | Second | 31`1" x 18`4" |

4pc Bathroom
Bedroom
Game Room

Basement
Basement
Basement

0`0" x 0`0"
13`0" x 12`0"
22`11" x 24`7"

Kitchenette
Exercise Room

Basement
Basement

13`5" x 2`5"
14`3" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3086JK

Zoning:
R-CG

Remarks

Pub Rmks:

****Exquisite Luxury Home in Willow Park Estates** Step into opulence with this brand new grand luxury home in the coveted Willow Park Estates! This architectural masterpiece showcases a stunning stucco and brick façade, an expansive triple garage, and a magnificent exposed driveway, setting the stage for over 4,600 square feet of luxurious living. Experience the sheer elegance of an open floor plan adorned with soaring 10-foot ceilings. The custom gourmet kitchen dazzles with premium quartz countertops and a chic backsplash, flowing seamlessly into the lavish family and living rooms, each featuring its own cozy fireplace—perfect for intimate gatherings or grand celebrations. Ascend to the upper level, where three spacious bedrooms each boast their own ensuites, including a breathtaking master suite with a lavish six-piece ensuite and a rejuvenating steam shower. also included upstairs is a cozy bonus room, and a generous laundry room elevate the living experience to new heights. The basement is an entertainer's dream, complete with a custom wine room, stylish bar, and an expansive living area, along with an additional large bedroom and four-piece bathroom. Don't miss the chance to claim this extraordinary residence in the heart of Willow Park Estates—where luxury and sophistication await! Schedule your exclusive showing today!**

Inclusions:
Property Listed By:

na
Real Broker

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

