



THE
A-TEAM

**RE/MAX
FIRST**

310 WASCANA Crescent, Calgary T2J1H5

MLS®#: **A2171122** Area: **Willow Park** Listing Date: **10/05/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1964**
Lot Information
 Lot Sz Ar: **5,242 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,167**
 Low Sqft:
 Ttl Sqft: **1,167**

DOM

46
Layout
 Beds: **5 (2 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Few Trees,Garden**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	4`2" x 7`8"
Bedroom	Main	9`0" x 9`1"
Dining Room	Main	12`5" x 8`1"
Living Room	Main	25`2" x 12`0"
Bedroom	Basement	11`10" x 9`11"
Bedroom	Basement	11`7" x 15`3"
Laundry	Basement	6`2" x 5`5"

Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 4`11"
Bedroom	Main	9`0" x 10`11"
Kitchen	Main	12`5" x 14`1"
3pc Bathroom	Lower	5`0" x 7`9"
Bedroom	Basement	11`2" x 14`5"
Kitchenette	Basement	4`1" x 8`10"
Game Room	Basement	12`10" x 31`9"

Furnace/Utility Room

Basement

7`9" x 7`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2679JK

Zoning:
R-CG

Remarks

Pub Rmks: **LOCATION...LOCATION...LOCATION....Fully renovated 5 BEDS | 3 BATH | SINGLE ATTACHED GARAGE | SIDE-ENTRANCE | PRIME LOCATION | Welcome to this charming bungalow located in the serene community of Willow Park. This home features Total 5 bedrooms 3 on the main floor and 2 bedrooms in basement 1 full ensuite bathroom and 1 full common bathroom an main floor, 1 full bathroom in basement, The main floor features vinyl flooring throughout the living and main areas, complemented by a vaulted wood ceiling that adds a touch of warmth and character. The open kitchen is perfect for entertaining and family gatherings, while the abundance of windows fills the space with natural light with stainless steel appliances. Situated on a quiet street, this home also features a side entrance, Legal finished basement with wet bar and huge recreation room, and a single attached garage. Its prime location offers easy access to schools, parks, shopping, a golf course, restaurants, transit/CTrain stations- and more! This home is ideal for families looking for convenience, comfort, and tranquility. Don't miss out on this wonderful opportunity to make this house your home!**

Inclusions:
Property Listed By: **N/A**
Royal LePage METRO

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











