



THE
A-TEAM

**RE/MAX
FIRST**

359 WILLOW RIDGE Place, Calgary T2J 1N2

MLS®#: **A2172052** Area: **Willow Park** Listing Date: **10/16/24** List Price: **\$1,050,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1965**
Lot Information
 Lot Sz Ar: **10,505 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Corner Lot,Landscaped,On Golf Course**
 Park Feat: **Double Garage Detached,Driveway**

Finished Floor Area
 Abv Sqft: **2,217**
 Low Sqft:
 Ttl Sqft: **2,217**

DOM

35
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey Split**
Parking
 Ttl Park: **6**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Microwave,Range Hood,Stove(s),Trash Compactor**
 Int Feat: **Bookcases,Closet Organizers,Kitchen Island**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|--------------|-------|----------------|
| 4pc Bathroom | Main | 5`0" x 9`11" | Bedroom | Main | 11`6" x 10`0" |
| Dining Room | Main | 10`11" x 10`4" | Family Room | Main | 11`7" x 23`10" |
| Foyer | Main | 11`6" x 6`9" | Kitchen | Main | 12`6" x 10`2" |
| Living Room | Main | 16`2" x 27`8" | Office | Main | 9`6" x 9`11" |
| 3pc Ensuite bath | Upper | 12`7" x 8`0" | 4pc Bathroom | Upper | 7`8" x 8`0" |
| Bedroom | Upper | 11`7" x 11`1" | Bedroom | Upper | 8`1" x 11`6" |
| Bedroom - Primary | Upper | 13`0" x 15`11" | Bonus Room | Lower | 9`2" x 15`9" |

Other
Game Room
Storage
Storage

Lower
Lower
Lower
Lower

2`10" x 2`10"
15`3" x 20`6"
14`8" x 3`3"
3`8" x 5`4"

Laundry
Storage
Storage
Furnace/Utility Room

Lower
Upper
Lower
Lower

11`7" x 12`6"
7`2" x 17`7"
4`2" x 24`1"
12`0" x 17`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3598JK

Zoning:
R-CG

Remarks

Pub Rmks:

Available for the first time, this beautifully maintained 2-story split estate home at 359 Willow Ridge Place SE offers endless possibilities for investors, developers, and families alike. Nestled on a sprawling 976-square-meter lot, the property backs directly onto the lush Willow Park Golf Course, providing stunning views from the living room and upstairs bedrooms. With a mix of original character and recent updates, this home offers both timeless charm and modern potential. Step inside through the charming brick-clad front entrance, where the spacious foyer welcomes you into a bright family room, dining room, and a cozy living room complete with a gas fireplace. Large picture windows invite natural light to pour in, while sliding doors offer seamless access to the private patio, making indoor-outdoor living a breeze. The kitchen reflects the craftsmanship of its era, featuring original high-end appliances, a central island, and ample storage space. The main floor also offers a guest bedroom and a flexible office space, ideal for remote work or hobbies. Upstairs, wake up to picturesque views of the golf course. There is a large primary suite with an ensuite, two additional bedrooms, and a full bathroom. The fully developed basement provides even more space for entertainment, with a second fireplace, a large recreation room, a laundry area, and ample storage. Recent upgrades, including newer furnaces, air conditioners, and a water tank, offer modern comfort. The landscaped backyard provides a serene retreat with direct views of the golf course. A detached garage and a convenient drive-through driveway ensure ample parking for residents and guests. With Fish Creek Library, Trico Centre, and Southcentre Mall just minutes away, this home offers the perfect blend of tranquillity and accessibility. Whether you're searching for your dream home or a rewarding investment opportunity, this estate is ready for your vision. Don't miss this rare gem—schedule a tour today!

Inclusions:
Property Listed By:

Train Table
Real Broker

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











