



THE
A-TEAM

**RE/MAX
FIRST**

732 WILLARD Road, Calgary T2J2A5

MLS®#: **A2172822**

Area: **Willow Park**

Listing Date: **10/15/24**

List Price: **\$1,398,000**

Status: **Active**

County: **Calgary**

Change: **-\$27k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Finished Floor Area

Abv Sqft: **2,033**

Low Sqft:

Ttl Sqft: **2,033**

Lot Information

Lot Sz Ar: **9,881 sqft**

Lot Shape:

DOM

36

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction:
Cedar
Flooring:
Carpet,Hardwood,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Gas Range,Microwave,Oven-Built-In,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Dry Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Steam Room,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`4" x 11`3"
Dining Room	Main	13`7" x 8`5"
Foyer	Main	9`5" x 5`10"
Laundry	Main	9`8" x 8`1"
Bedroom - Primary	Second	135`11" x 11`11"
Bedroom	Second	11`2" x 11`3"
5pc Bathroom	Second	7`11" x 7`7"

Room	Level	Dimensions
Kitchen	Main	17`8" x 15`6"
Family Room	Main	20`7" x 13`3"
Bedroom	Main	12`2" x 10`0"
2pc Bathroom	Main	4`11" x 3`11"
4pc Bathroom	Second	9`8" x 8`4"
Bedroom	Second	11`1" x 10`7"
Family Room	Lower	13`3" x 9`6"

Game Room
Flex Space
Storage

Lower
Lower
Lower

23`9" x 12`7"
13`0" x 9`8"
11`9" x 6`3"

Bedroom
4pc Bathroom

Lower
Lower

12`6" x 10`1"
8`4" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7332JK

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to your new home In the heart of Willow Park offering over 2920 sq ft of luxury living quarters with 5 bedrooms and 4 bathrooms positioned on almost a 1/4 acre lot with alley access. Step into this fully renovated masterpiece, professionally designed from the ground up, this home has been transformed with exceptional care and attention to detail, creating an exquisite living space. This well established community with mature trees offers an abundance of amenities including golf, pathways, shopping, sought after schools and great access to the city. The renovation includes all-new windows and doors, highlighted by upgraded patio doors adding both style and value to the home. The main floor layout has been professionally reimagined with extensive remodelling enhancing the living space by widening doorways to create an open, airy flow, all while maintaining a smart design. The chef inspired kitchen design with custom-built cabinets is truly set to entertain boasting a sit in 10 ft island with solid countertops and sufficient stool space. There is an abundance of cabinet space and pantry wall, complete with a Bosh appliance package including gas cook range and oven along with a built-in wall oven, microwave and dishwasher. The open concept to your family room leading to your oasis of a backyard. This is a huge playground for families and enough space for a triple car garage if desired as it has alley access. Your new deck equipped with a gas line is set for our gourmet barbecues with family and friends just off the kitchen.. Completing the main level living quarters is a flex room that can be a bedroom or office and off your garage entry is a nice size laundry and two piece bathroom with Taj Mahal Quartzite. The beautiful hardwood is continuous throughout the main and upper level that is complete with 2 nice size bedrooms along with a spacious 4 piece bathroom. The large primary suite is complete with custom built-ins that lead to your spa-inspired retreat, complete with a large steam shower double vanity along with heated floors. The fully developed basement adds valuable living space, including an additional bedroom, a new 4 piece bathroom, a TV family area, a flexible space perfect for an office or gym, a large closet, plenty of storage, and a spacious mechanical room. Every element of this home has been meticulously upgraded and transformed inside and out along with a 50 gallon water tank and 2 new AC units for comfort on those warm summer evenings. This is a must see to appreciate this amazing home

Inclusions:
Property Listed By:

None
Century 21 Bamber Realty LTD.

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









