



THE
A-TEAM

**RE/MAX
FIRST**

343 WEDDENBURN Road, Calgary T2J 1J2

MLS®#: **A2173678**

Area: **Willow Park**

Listing Date: **10/25/24**

List Price: **\$959,800**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 23-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1965**

Lot Information

Lot Sz Ar: **6,070 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,665**
Low Sqft:
Ttl Sqft: **1,665**

DOM

57
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Irregular Lot,Landscaped**
Park Feat: **Additional Parking,Driveway,Single Garage Attached,Single Garage Detached**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Wine Refrigerator**
Int Feat: **Bar,Beamed Ceilings,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`1" x 4`11"	4pc Bathroom	Main	8`0" x 6`11"
Bedroom	Main	11`1" x 9`1"	Bedroom	Main	9`1" x 9`1"
Dinette	Main	12`11" x 7`9"	Family Room	Main	24`3" x 16`7"
Kitchen	Main	12`5" x 10`3"	Living Room	Main	25`3" x 12`3"
Bedroom - Primary	Main	12`4" x 12`0"	4pc Bathroom	Basement	8`6" x 4`11"
Other	Basement	12`11" x 2`5"	Bedroom	Basement	12`11" x 9`1"
Bedroom	Basement	13`0" x 11`2"	Game Room	Basement	28`7" x 20`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2348JK

Remarks

Pub Rmks: **Discover your dream home in the charming Willow Park neighborhood! This beautifully renovated bungalow features an open floor plan with vaulted ceilings, offering a bright and inviting living space. The living room boasts a cozy wood-burning brick fireplace, seamlessly flowing into the dining area and a well-designed kitchen. All three bedrooms are thoughtfully located away from the entertaining areas, ensuring privacy and tranquility. The master suite includes a full en-suite bathroom and a custom closet. Two additional bedrooms share a conveniently located main bathroom. The expansive family room is a highlight, featuring a skylight, shiplap fireplace wall, and a bar, making it the perfect space for gatherings. Large patio doors enhance the indoor-outdoor experience, especially in the summer months. The basement offers a spacious rec room ideal for games and relaxation, complete with a third fireplace and a second bar area. Two additional large bedrooms, a full bathroom, laundry room, and ample storage round out this level. The oversized single attached garage provides easy access to the kitchen - makes easy to bring groceries in. The home is equipped with new windows, a new furnace, new hot water tank, new stucco, a new deck, and a new concrete pad—just to name a few upgrades! Don't miss your chance to own this exceptional property that combines modern amenities with cozy charm. Schedule a viewing today! SINGLE detached GARAGE is INCLUDED and will be build in spring 2025.**

Inclusions: n/a
Property Listed By: **Premiere Realty Direct**

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













