



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**343 WEDDENBURN Road, Calgary T2J 1J2**

MLS®#: **A2173678**      Area: **Willow Park**      Listing **10/25/24**      List Price: **\$979,800**  
 Status: **Active**      County: **Calgary**      Date:      Change: **-\$20k, 12-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

**26**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **High Efficiency,Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      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
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`1" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 6`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 9`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 9`1"</b>
<b>Dinette</b>	<b>Main</b>	<b>12`11" x 7`9"</b>	<b>Family Room</b>	<b>Main</b>	<b>24`3" x 16`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 10`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>25`3" x 12`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 12`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`6" x 4`11"</b>
<b>Other</b>	<b>Basement</b>	<b>12`11" x 2`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`11" x 9`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`0" x 11`2"</b>	<b>Game Room</b>	<b>Basement</b>	<b>28`7" x 20`7"</b>

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! Double garage can be built at the back- already checked with the city.**

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**













