



THE
A-TEAM

**RE/MAX
FIRST**

343 WEDDENBURN Road, Calgary T2J 1J2

MLS®#: **A2173678** Area: **Willow Park** Listing Date: **10/25/24** List Price: **\$999,800**
 Status: **Active** 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: **6,070 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,665**
 Low Sqft:
 Ttl Sqft: **1,665**

DOM

4
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 |
|--------------------------|-----------------|----------------------|---------------------|-----------------|----------------------|
| 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! 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













