



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11408 WILCOX Street, Calgary T1S 2E8**

MLS®#: **A2174228**

Area: **Willow Park**

Listing Date: **10/20/24**

List Price: **\$855,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 10-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1968**

Finished Floor Area

Abv Sqft: **2,279**

Low Sqft:

Ttl Sqft: **2,279**

Lot Information

Lot Sz Ar: **6,339 sqft**

Lot Shape:

DOM

**62**

Layout

Beds: **5 (5 )**

Baths: **3.0 (3 0)**

Style: **5 Level Split**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Level,Many Trees,Private,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer,Window Coverings**

Int Feat:

**Breakfast Bar,Built-in Features,Ceiling Fan(s),French Door,Granite Counters,No Smoking Home,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 12`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 18`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 13`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 10`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 9`11"</b>
<b>Game Room</b>	<b>Lower</b>	<b>19`3" x 25`2"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>24`5" x 20`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`3" x 16`10"</b>
<b>Bedroom</b>	<b>Third</b>	<b>16`3" x 8`10"</b>
<b>Flex Space</b>	<b>Second</b>	<b>8`8" x 12`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`11" x 11`10"</b>
<b>Workshop</b>	<b>Lower</b>	<b>11`8" x 24`9"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

4pc Bathroom

Lower

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

5585JK

Zoning:

R-C1

Remarks

Pub Rmks:

**Huge Price Reduction !! ALMOST 4000 sq feet of living space in this ORIGINAL OWNER home. The options are endless with this WILLOW PARK BEAUTY. HUGE 55x115 CORNER LOT on paved alley is a DEVELOPERS DREAM. This home has been lovingly cared for and meticulously maintained over the years. Newer windows let in plenty of natural light. Gleaming hardwood floors add character to this unique floor plan. Love to cook ??? the size of this kitchen is truly remarkable. Enjoy family gatherings in the sunken living room with vaulted ceiling, skylights, and stunning sliding doors to the fairytale like back yard. Mature trees, and fully fenced, you will feel you are in a secluded oasis in this back yard. Back inside and up a few stairs to the primary bedroom - beautiful natural light and a custom walk in shower in the 3 piece ensuite are just a few features this space has to offer. Walk through a flex space to another upper level boasting 3 more bedrooms for large families. The lower level has a 3rd family living space another bathroom and a walkup (currently closed off) to the double attached garage. The final lower level has yet another large space that could be used for a gym or any of your families needs. Imagine a workshop right inside your home... a perfect place to tinker away at all your hobbies. This home is a hidden gem and completely unassuming from the outside. The possibilities are endless here .... walk to golf, parks, playgrounds, schools, shopping. This home is move in ready , OR , add a few touches and make it the home of your dreams in a location that is second to none. This property is a must see to appreciate the value. Book your appointment today**

Inclusions:

Property Listed By:

pergola

RE/MAX iRealty Innovations

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











