



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10632 WANETA Crescent, Calgary T2J1J6**

MLS®#: **A2175664**      Area: **Willow Park**      Listing Date: **10/26/24**      List Price: **\$989,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1966**      Abv Sqft: **1,361**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **6,027 sqft**      Ttl Sqft: **1,361**  
 Lot Shape:

DOM

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

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Lawn**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco**  
 Heating: **Central,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range,Refrigerator,Washer,Wine Refrigerator**  
 Int Feat: **Bar,Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`7" x 14`0"	Dining Room	Main	11`0" x 9`5"
Bedroom - Primary	Main	14`0" x 11`8"	Bedroom	Main	13`10" x 8`2"
Bedroom	Main	10`5" x 8`0"	Game Room	Basement	28`11" x 23`1"
Bedroom	Basement	9`8" x 8`8"	Bedroom	Basement	16`4" x 8`8"
4pc Ensuite bath	Main	11`8" x 4`7"	4pc Bathroom	Main	8`1" x 5`0"
3pc Bathroom	Basement	11`8" x 5`1"	Den	Basement	12`5" x 11`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**3035JK**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**STUNNING LARGE RENOVATED BUNGALOW IN WILLOW PARK. You will love the sprawling floor plan featuring 5 bedrooms & 3 full bathrooms, perfect for your whole family. The light filled main floor gleams with hardwood floors, a large living/dining room & a dream kitchen. Notice the 36" induction stove, built in microwave/oven combo, wine fridge, two sinks & a large centre island. The main floor offers an expansive master suite with a walk in closet/dressing room adorned with built in closets & a spa like ensuite with walk-in shower & double floating sinks. Two more bedrooms & another new bathroom round out the main floor. Head downstairs to the finished basement boasting an enormous rec room with bar area, two more bedrooms, full bathroom and a den/workout room. You will be thankful for the new furnace, new central a/c, new lighting throughout, & new hot water tank. The outside of this home compliments with a maintenance free vinyl fence, oversized double garage, garden shed, patio & paved alley. Located on a quiet cul-de-sac close to shopping and schools in popular Willow Park, this gorgeous newly renovated home won't last long. Don't miss out, contact your favourite Realtor to book a showing today!**

Inclusions:  
Property Listed By:

**none**  
**TREC The Real Estate Company**

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















