



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**
 Year Built: **1966**
Lot Information
 Lot Sz Ar: **6,027 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,361**
 Low Sqft:
 Ttl Sqft: **1,361**

DOM

26
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









10632 Waneta Crescent SE, Calgary, AB

Main Floor - Exterior Area 1361.90 sq ft
Interior Area 1302.40 sq ft



PREPARED: 2024/10/23



White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

10632 Waneta Crescent SE, Calgary, AB

Basement (Below Grade) - Exterior Area 1331.22 sq ft
Interior Area 1201.27 sq ft



PREPARED: 2024/10/23



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