



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10727 WILLOWFERN Drive, Calgary T2J 1R3**

MLS® #: **A2177908**      Area: **Willow Park**      Listing Date: **11/07/24**      List Price: **\$1,499,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1968**  
Lot Information  
 Lot Sz Ar: **8,740 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,825**  
 Low Sqft:  
 Ttl Sqft: **1,825**

DOM

**44**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Private**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Aluminum Siding ,Brick,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vaulted Ceiling(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 11`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 9`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`6" x 11`6"</b>	<b>Family Room</b>	<b>Main</b>	<b>24`0" x 16`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`0" x 13`6"</b>	<b>Wine Cellar</b>	<b>Basement</b>	<b>10`0" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 10`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 9`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

4pc Bathroom

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

5020JK

Remarks

Pub Rmks:

**OPEN HOUSE Nov 17th, 1-3pm. Incredible Location with a Stunning Renovation!!! Don't miss this gorgeous 4 bedroom home w/ just over 3000 sqft of developed space. Inside you will find a breathtaking renovation that has transformed this home, featuring engineered hardwood floors throughout, a vaulted ceiling with exposed beam, and an open floor plan that perfectly balances elegance and comfort. The large custom kitchen is designed for both style and functionality, complete with a large island ideal for entertaining. The living room boasts a chic feature TV wall, while the family room showcases a beautiful custom clay fireplace. Upstairs, the primary bedroom offers a luxurious ensuite with a stand-up shower, along with two additional generously sized bedrooms. A fourth bedroom is located on the main floor, along with a convenient laundry room and powder room. In the basement you will find an additional living / rec space, along with a bar and beautiful wine cellar! The large backyard offers many different spaces to enjoy, a large treed lawn space out the back, and a covered patio on the east side to cool off from the summers heat! There is a finished oversized attached garage and a large driveway for additional parking. The front yard has been professionally and beautifully landscaped and the exterior newly painted with a beautiful wood feature. This house is a must see!!**

Inclusions:

Property Listed By:

Shed

RE/MAX Landan Real Estate

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





















