



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 Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1968
Finished Floor Area: 1,825
Lot Sz Ar: 8,740 sqft
Ttl Sqft: 1,825

DOM

13
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Living Room, Game Room, etc.

4pc Bathroom

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

5020JK

Zoning:

R-CG

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











