



THE
A-TEAM

**RE/MAX
FIRST**

444 WILDERNESS Drive, Calgary T2J 1Z2

MLS®#: **A2184851** Area: **Willow Park** Listing Date: **03/06/25** List Price: **\$1,675,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **3,157**
 Low Sqft:
 Ttl Sqft: **3,157**

Lot Information

Lot Sz Ar: **12,518 sqft**
 Lot Shape:

DOM

3
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Many Trees,On Golf Course,Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Gas Cooktop,Range Hood,Refrigerator,Washer**
 Int Feat: **Granite Counters,Kitchen Island,See Remarks,Storage,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
| | | | <u>Legal/Tax/Financial</u> | | |

Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **5282JK**

Remarks

Pub Rmks: **Prime Location on Willow Park Golf Course! Discover this stunning 2-story home, perfectly situated on a massive 100' x 125' lot, backing onto the prestigious Willow**

Park Golf & Country Club. Boasting over 3,100 sq. ft. of refined living space, this home offers 4 bedrooms, 4 bathrooms, a fully finished basement, and luxury upgrades throughout. Step inside to find a formal living and dining area, a private family room with a cozy gas fireplace, and an updated chef's kitchen featuring Sub-Zero & Wolf appliances. The upper level is highlighted by a spacious primary suite with a private balcony, walk-in closet, and ensuite bath, along with three additional bright and airy bedrooms. The fully finished basement is perfect for entertaining, complete with a games area and ample storage. Additional features include air conditioning, high-end finishes, and an unbeatable location. With breathtaking golf course views and exceptional living space, this is a rare opportunity in Willow Park. Don't miss out—schedule your showing today!

Inclusions:

Property Listed By:

All Blinds

RE/MAX Realty Professionals

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











