



THE
A-TEAM

**RE/MAX
FIRST**

10727 WILLOWFERN Drive, Calgary T2J 1R3

MLS® #: **A2186169**

Area: **Willow Park**

Listing Date: **01/08/25**

List Price: **\$1,475,000**

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:

Access:

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

DOM

2

Layout

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

Parking

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

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
Kitchen	Main	16`6" x 11`0"
Living Room	Main	18`6" x 11`6"
Game Room	Basement	18`0" x 13`6"
Bedroom - Primary	Upper	13`0" x 10`6"
Bedroom	Upper	10`0" x 9`8"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	10`0" x 9`6"
Family Room	Main	24`0" x 16`0"
Wine Cellar	Basement	10`0" x 5`0"
Bedroom	Upper	10`6" x 10`0"
Bedroom	Main	10`8" x 9`6"
3pc Ensuite bath	Upper	0`0" x 0`0"

4pc Bathroom

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

5020JK

Zoning:

R-CG

Remarks

Pub Rmks:

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











