

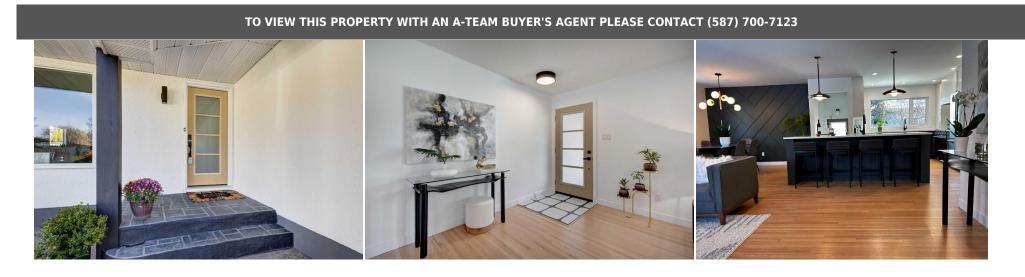
## 10632 WANETA Crescent, Calgary T2J1J6

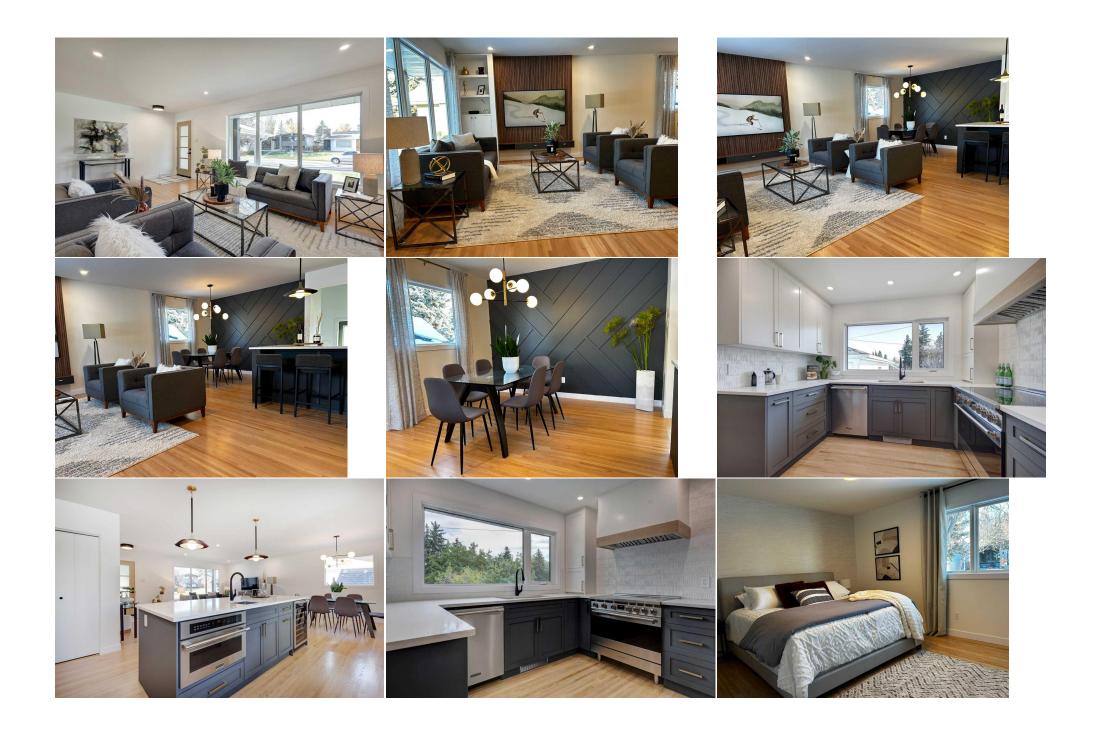
MLS®#:	A2186402	Area:	Willow Park	Listing Date:	01/08/25		List Price:	\$985,000			
Status:	Active	County:	Calgary	Change:	None		Associatio	n: Fort McMurray			
				General Info Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape:		Residentia Detached Calgary 1966 6,027 sqft		<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,361 1,361	DOM 2 Layout Beds: Baths: Style:	5 (3 2 ) 3.0 (3 0) Bungalow
		0632		Access: Lot Feat: Park Feat:		Back Lane, Double Gar		l,Cul-De-Sac,Lawn ched		<u>Parking</u> Ttl Park: Garage Sz:	2 2

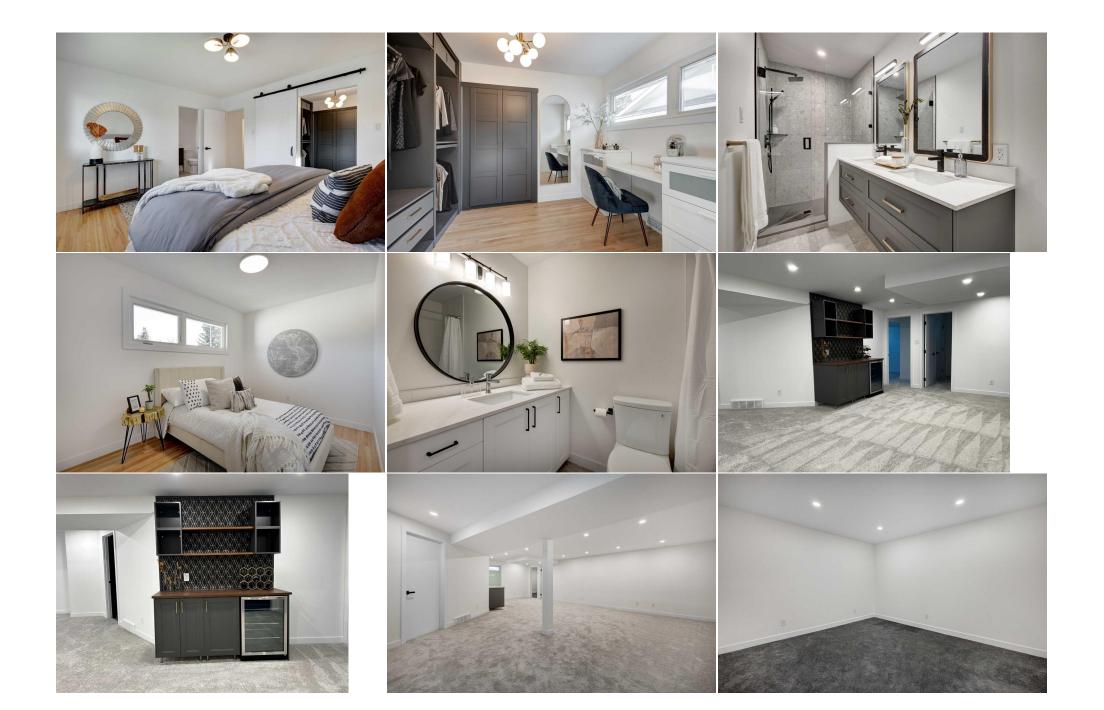
Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingl Central,Natura			Construction: <b>Stucco</b> Flooring:								
Ext Feat:	Private Yard			5								
				•								
				Fnd/Bsmt:								
				Poured Concrete	Poured Concrete							
Kitchen Appl:		Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range,Refrigerator,Washer,Wine Refrigerator										
Int Feat: Utilities:		Bar,Built-in Feature	Bar,Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,See Remarks									
				Room Information								
Room		Level	<u>Dimensions</u>	Room	Level	Dimensions						
Living Room		Main	19`7" x 14`0"	Dining Room	Main	11`0" x 9`5"						
Bedroom - Prin	mary	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 ba	ath	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"						
			I	Legal/Tax/Financial								

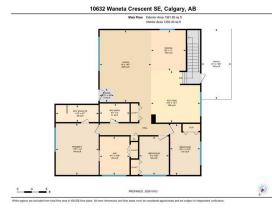
Title: <b>Fee Simple</b> Legal Desc:	Zoning: R-CG 3035JK
	Remarks
Pub Rmks: Inclusions: Property Listed By:	STUNNING LARGE RENOVATED BUNGALOW IN WILLOW PARK. You will love the sprawling floor plan with over 2500 sq feet of living space featuring 5 bedrooms & 3 full bathrooms, perfect for your whole family. 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! none TREC The Real Estate Company











10632 Waneta Crescent SE, Calgary, AB Basement (Below Grade) Exterior Area 1331.22 sq ft Interior Area 1201.57 sq ft



