



THE
A-TEAM

**RE/MAX
FIRST**

10616 WILLOWIND Place, Calgary T2J 1P6

MLS®#: **A2187294** Area: **Willow Park** Listing Date: **01/15/25** List Price: **\$1,250,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1967** Abv Sqft: **2,053**
Lot Information Low Sqft:
 Lot Sz Ar: **10,699 sqft** Ttl Sqft: **2,053**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,Level,Pie Shaped Lot**
 Park Feat: **Double Garage Attached,Single Garage Detached**

DOM

7
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**
Parking
 Ttl Park: **6**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Metal Siding ,Stone,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Fire Pit,Garden,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Crown Molding,Double Vanity,French Door,Quartz Counters,Soaking Tub,Wired for Data**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	5`11" x 8`8"	Living Room	Main	14`7" x 19`11"
Family Room	Main	15`6" x 15`1"	Dining Room	Main	11`10" x 13`5"
Kitchen	Main	17`8" x 13`0"	2pc Bathroom	Main	
Bedroom - Primary	Upper	13`8" x 14`0"	Bedroom	Upper	11`1" x 11`4"
3pc Bathroom	Upper		5pc Ensuite bath	Upper	
Game Room	Basement	22`2" x 16`11"	Bedroom	Basement	13`2" x 10`2"
Storage	Basement	17`5" x 20`5"	Furnace/Utility Room	Basement	7`10" x 7`10"
3pc Bathroom	Basement				

Title:
Fee Simple
 Legal Desc:

4129JK

Zoning:
R-CG

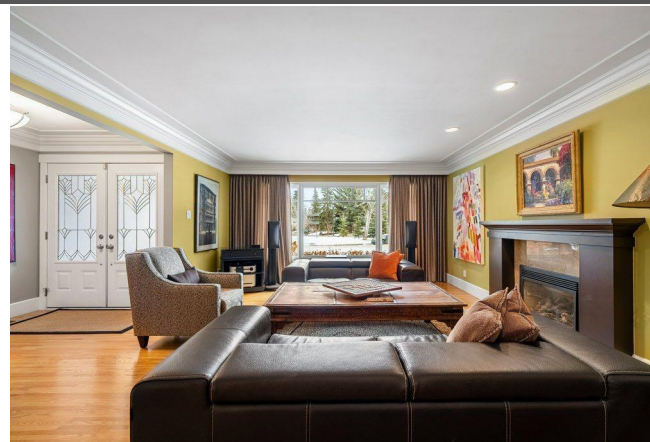
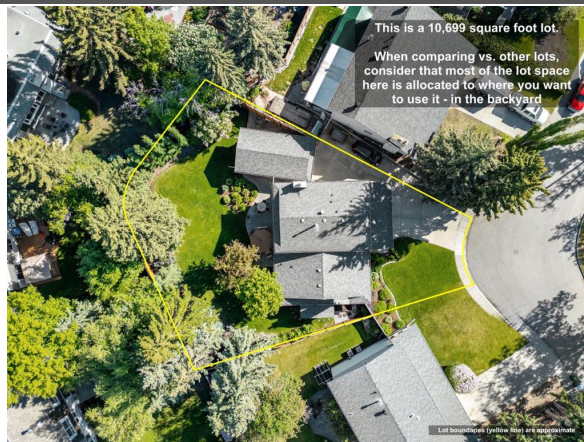
Remarks

Pub Rmks: **Incredible opportunity for a 1/4 acre, pie shaped lot facing a green space + a fully renovated home + 2 garages! It is very rare for this size of lot with these property features to become available in this area. Here's your opportunity to capture one in a premier location & on a pie lot. Most of the lot space is exactly where you want it - in the backyard. This home has been extensively renovated. Enter & you'll appreciate something different - not a common, "run of the mill" reno, but a home constructed for a discerning owner who values lasting quality & style. The kitchen was remodelled with a focus on utility & ease of use. You can see the quality finishing work throughout with custom cabinets, island & high end tile/stone work. The trades who worked here were carefully scrutinized & selected to ensure the utmost quality & workmanship. The family room also features custom built-in's & quartz fireplace. Ceilings were re-done (flat) throughout, as well as new interior doors/trim. This Keith built home is solidly built - no creaking floors/stairs. The 2nd level transformation was also significant, & features an elegant primary suite - this reno was substantial. The entire space was redone from studs out. Italian, heated tile on the floor & walls. Spacious glass shower + custom cabinetry. No details were spared in the reconstruction of this space to ensure the utmost comfort. The primary closet offers you a space that is hard to find in homes like this. Designed by California Closets, this change room will suit any substantial wardrobe & also features smart storage & premium cabinets. The wardrobes are modular, which means they can be easily removed or re-situated to convert this back to a 3rd upper bedroom. Newer carpet throughout on this level. Fully reno'd & spacious family bathroom. The basement adds more great spaces, & features a theatre room, additional bedroom + bath + ideal storage space. The home also has A/C, has CAT5 wiring for optimized connectivity, & a built-in alarm system. The front garage is insulated/ heated. The additional garage in the back functions well as a workshop or for storage or a 3rd vehicle. There's lots of flexible uses for this space. All landscaping here is professionally done, with u/g irrigation. The backyard is the true, distinguishing feature of this property & features perennial gardens, elegant lighting throughout & a wonderful patio space. Due to its size, this yard gets sunshine during all parts of the daytime. Host your dream garden party or wedding - so many great uses for this huge yard. This street & property are so private & quiet. The Willow Park golf course is around the corner, & this location is steps to RT Alderman School, outdoor rink, & amenities. Great access from here to get you in and out of the community. What an opportunity for a type of property that you just don't see come to market often. Incredible value, over \$100,000 under the city assessment!**

Inclusions:
 Property Listed By:

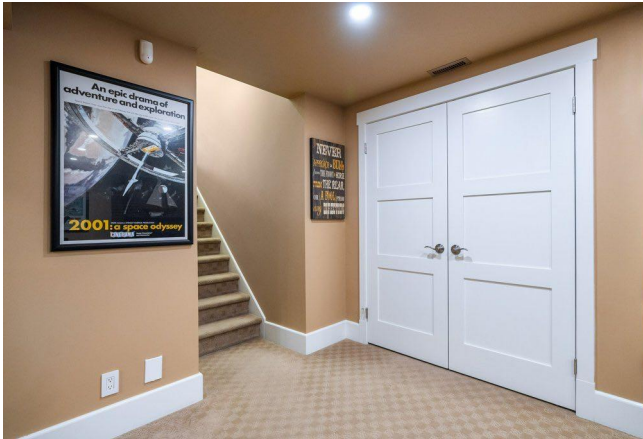
**Shed, A/C, TV Mounts, Alarm, Beverage Fridge
 RE/MAX First**

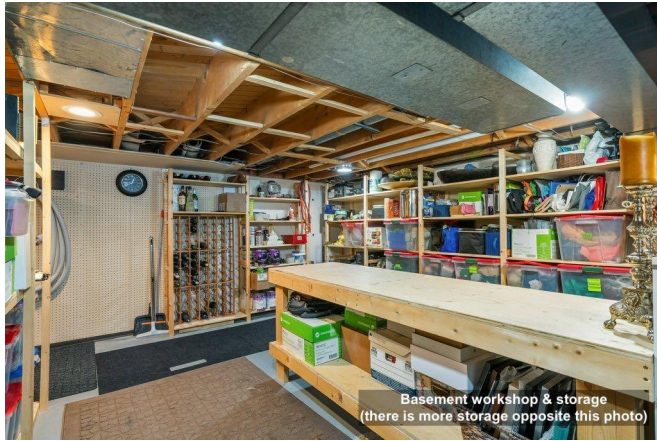
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



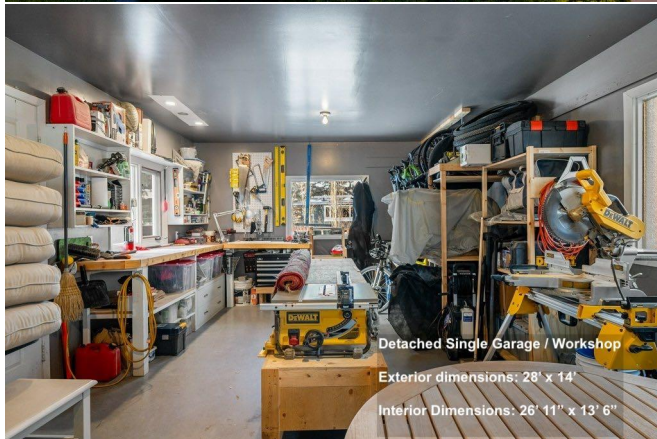








Basement workshop & storage
(there is more storage opposite this photo)



Detached Single Garage / Workshop
Exterior dimensions: 28' x 14'
Interior Dimensions: 26' 11" x 13' 6"







Greenspace in front of the home