

## 608 WILLOW BROOK Drive, Calgary t2j 1n8

**Willow Park** Listing 01/31/25 List Price: **\$2,550,000** MLS®#: A2191605 Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached

City/Town: Calgary Finished Floor Area Year Built: 2023 Abv Saft: Lot Information Low Sqft:

Ttl Sqft: Lot Sz Ar: 6,888 sqft 3,339 DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

3,339

4 (3 1 )

4.5 (4 1)

2 Storey

6

3

37

Access:

Lot Feat: **Back Lane** 

Park Feat: **Driveway, Heated Garage, Triple Garage Attached** 

## **Utilities and Features**

Flooring:

Roof: **Asphalt Shingle** Construction:

Heating: **High Efficiency, Natural Gas** Brick, Concrete, Stucco

Ext Feat: **Outdoor Grill, Private Yard** Hardwood, Tile Water Source: Fnd/Bsmt:

> **Poured Concrete** Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Washer/Dryer, Wine Refrigerator

Kitchen Appl: Int Feat: Bar, Beamed Ceilings, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Steam Room, Walk-In Closet(s)

**Utilities:** 

Sewer:

## Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	8`10" x 5`4"	Dining Room	Main	19`1" x 9`4"
Family Room	Main	13`5" x 14`11"	Kitchen	Main	18`10" x 20`9"
Living Room	Main	16`10" x 13`5"	Mud Room	Main	14`7" x 8`9"
3pc Ensuite bath	Second	4`11" x 10`11"	4pc Ensuite bath	Second	0`0" x 0`0"
6pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	12`10" x 17`4"
Bedroom	Second	14`11" x 13`11"	Bedroom - Primary	Second	19`5" x 14`3"
Laundry	Second	0`0" x 0`0"	Bonus Room	Second	31`1" x 18`4"

4pc BathroomBaBedroomBaGame RoomBa

 Basement
 0`0" x 0`0"

 Basement
 13`0" x 12`0"

 Basement
 22`11" x 24`7"

Kitchenette Exercise Room Basement Basement 13`5" x 2`5" 14`3" x 11`10"

Legal/Tax/Financial

Remarks

Title: Fee Simple

Zoning: R-CG

Legal Desc:

Pub Rmks:

\*\*Exquisite Luxury Home in Willow Park Estates\*\* Step into opulence with this brand new grand luxury home in the coveted Willow Park Estates! This architectural masterpiece showcases a stunning stucco and brick façade, an expansive triple garage, and a magnificent exposed driveway, setting the stage for over 4,600 square feet of luxurious living. Experience the sheer elegance of an open floor plan adorned with soaring 10-foot ceilings. The custom gourmet kitchen dazzles with premium quartz countertops and a chic backsplash, flowing seamlessly into the lavish family and living rooms, each featuring its own cozy fireplace—perfect for intimate gatherings or grand celebrations. Ascend to the upper level, where three spacious bedrooms each boast their own ensuites, including a breathtaking master suite with a lavish six-piece ensuite and a rejuvenating steam shower. also included upstairs is a cozy bonus room, and a generous laundry room elevate the living experience to new heights. The basement is an entertainer's dream, complete with a custom wine room, stylish bar, and an expansive living area, along with an additional large bedroom and four-piece bathroom. Don't miss the chance to claim this extraordinary residence in the heart of Willow Park Estates—where luxury and sophistication await! Schedule your exclusive showing today!

Inclusions: n

Property Listed By: Real Broker

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



3086JK













