752 WILLARD Road, Calgary T2J 2A5

MLS®#:	**A2191714**	Area:	**Willow Park**	Listing Date:	**02/01/25**	List Price: **$1,320,000**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information

				DOM	
Prop Type:	**Residential**			**1**	
Sub Type:	**Detached**			**Layout**	
City/Town:	**Calgary**	**Finished Floor Area**		Beds:	**5 (5)**
Year Built:	**1972**	Abv Sqft:	**2,655**	Baths:	**2.5 (2 1)**
Lot Information		Low Sqft:		Style:	**2 Storey**
Lot Sz Ar:	**8,148 sqft**	Ttl Sqft:	**2,655**		
Lot Shape:				**Parking**	
				Ttl Park:	**4**
				Garage Sz:	**2**

Access:
Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot,Treed**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage**

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Brick,Wood Frame,Wood Siding**
Sewer:		Flooring:	
Ext Feat:	**Private Entrance,Private Yard**		**Carpet,Hardwood,Tile,Vinyl**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**13`2" x 21`2"**	**Dining Room**	**Main**	**13`1" x 12`0"**
Kitchen	**Main**	**13`1" x 10`7"**	**Breakfast Nook**	**Main**	**13`1" x 9`3"**
Family Room	**Main**	**21`6" x 11`8"**	**Mud Room**	**Main**	**6`1" x 9`5"**
Bedroom - Primary	**Second**	**14`0" x 16`1"**	**Bedroom**	**Second**	**10`1" x 11`7"**
Bedroom	**Second**	**13`5" x 11`7"**	**Bedroom**	**Second**	**10`5" x 15`5"**
Bedroom	**Second**	**10`2" x 11`0"**	**Den**	**Basement**	**10`4" x 12`2"**
Game Room	**Basement**	**30`3" x 25`11"**	**Laundry**	**Basement**	**13`8" x 12`11"**

| 2pc Bathroom | Main | 0`0" x 0`0" | 3pc Ensuite bath | Second | 0`0" x 0`0" |
| 5pc Bathroom | Second | 0`0" x 0`0" | | | |

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		**R-CG**	
Legal Desc:	**7332JK**		

Remarks

Pub Rmks: **Elegance and charm are hallmarks of this meticulously cared for home offering a total of 3,629 SF of developed living space with 5 bedrooms above grade! Situated on a huge lot (8,148 sq. ft. approximately), in the coveted Willow Park within walking distance to schools, playgrounds and the off leash dog park. Meticulous landscaping including the back yard which is private and beautiful in the summer. Upon entering this home, immediately enjoy the bright and open ambiance of this spacious home with tile and hardwood throughout the main floor, front living room with smooth transition into the generously scaled dining room. The well laid out kitchen features timeless white cabinetry, quartz countertops, ample cabinet space, stainless steel appliances and opens to the breakfast nook. A family room with a cozy wood burning fireplace gives access to the expansive patio and yard. A powder room and mud room complete this level. Upstairs you will find the primary bedroom with a 3 piece ensuite with glass encased shower and walk-in closet. Four additional, over-sized bedrooms share a 5 piece bathroom. The basement offers a recreation room, den, laundry room, cold room and an abundance of storage. Don't overlook the HEATED attached double garage! With loads of upgrades, this home is truly a MUST SEE!**

Inclusions: **central vac system, storage shed**
Property Listed By: **RE/MAX First**

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