



THE
A-TEAM

**RE/MAX
FIRST**

10727 WILLOWFERN Drive, Calgary T2J 1R3

MLS®#: **A2197270**

Area: **Willow Park**

Listing Date: **02/25/25**

List Price: **\$1,450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1968**

Finished Floor Area

Abv Sqft: **1,825**

Low Sqft:

Ttl Sqft: **1,825**

Lot Information

Lot Sz Ar: **8,740 sqft**

Lot Shape:

DOM

1

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

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

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	Room Legal/Tax/Financial	Level	Dimensions
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Title:
Fee Simple

Zoning:
R-CG

Legal Desc:

5020JK

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:

N/A

Property Listed By:

RE/MAX Landan Real Estate

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











