



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**515 WILLOW BROOK Drive, Calgary T2J 1N6**

MLS®#: **A2199126**

Area: **Willow Park**

Listing Date: **03/11/25**

List Price: **\$1,725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1965**

Lot Information

Lot Sz Ar: **9,095 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,578**  
Low Sqft:  
Ttl Sqft: **2,578**

DOM

**3**

Layout

Beds: **3 (3 )**  
Baths: **4.0 (3 2)**  
Style: **2 and Half Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Landscaped,Many Trees,On Golf Course,Pie Shaped Lot,Private,Yard Lights**  
Park Feat: **Double Garage Attached,Front Drive,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,BBQ gas line,Lighting,Private Yard**

Construction: **Cement Fiber Board,Stone**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Convection Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Tankless Water**

Int Feat: **Heater,Warming Drawer,Washer/Dryer Stacked,Water Softener,Window Coverings,Wine Refrigerator**

Utilities: **Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,Quartz Counters,Storage,Walk-In Closet(s),Wired for Sound**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 12`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`2" x 16`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`8" x 5`8"</b>
<b>Office</b>	<b>Upper</b>	<b>11`7" x 8`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`7" x 13`7"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>14`8" x 12`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 13`1"</b>
<b>Den</b>	<b>Main</b>	<b>19`1" x 14`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`7" x 15`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`7" x 7`10"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>10`2" x 4`8"</b>

<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`4" x 6`8"</b>	<b>Game Room</b>	<b>Lower</b>	<b>31`9" x 23`10"</b>
<b>Other</b>	<b>Lower</b>	<b>10`11" x 9`8"</b>	<b>2pc Bathroom</b>	<b>Lower</b>	<b>6`11" x 5`4"</b>
<b>Storage</b>	<b>Lower</b>	<b>14`4" x 13`1"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>18`6" x 5`7"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>8`10" x 8`6"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **2909JK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **\*\*\*\* OPEN HOUSE SATURDAY MARCH 15th 1:00-3:00PM \*\*\*\*Welcome to this stunning estate home; a perfect blend of elegance, luxury and modern living. Meticulously renovated and expanded to offer both comfort and style. This home boasts a spacious living room featuring a striking fireplace and custom built-in cabinets. The oversized, sun-filled dining room adorned with an elegant crystal chandelier-the perfect setting for memorable gatherings. At the heart of the home lies the impressive gourmet kitchen, showcasing high-end appliances, a large L-shaped island and luxurious Italian countertops. Ash hardwood flooring adds a touch of warmth and sophistication throughout. Patio doors open to an immaculate, landscaped yard spanning over 0.23 acres - a private haven for outdoor enjoyment! Cozy and efficient in-floor heat extends through the back hallway, laundry room and the den, adding warmth and comfort. The luxurious primary suite, is a personal sanctuary complete with a cozy sitting area and a private patio overlooking the back yard. The spa inspired 5-piece bathroom boasts heated travertine marble floors, heated air system spa bathtub, Toto bidet wash-let, his-and-hers vanities and generous walk-in closets. The second bedroom features its own 3-piece ensuite bathroom - perfect for guests or family. Upstairs office can easily be converted back into the 4th bedroom, offering flexible living space to suit your needs. The fully developed lower level offers an exceptional entertainment space, featuring a home theatre with an impressive 82" big-screen TV and a cozy fireplace with an elegant oak mantle. Stylish sports bar equipped with two TV's a bar fridge and dishwasher. The pool table and all accompanying equipment are included, adding to the home's appeal. Step outside into your backyard paradise; screened hot tub area, two expansive concrete patios for dining and lounging and a charming cedar trellis adorned with patio lights and a 10' Calcana heater. Golf enthusiasts will delight in the 3-hole putting green, while fruit trees and 210 lineal feet of vibrant flower beds add natural beauty. Best of all, this property backs onto the prestigious Willow Park Golf Course! Easy access to Deerfoot/Stoney Trail, Fish Creek Park, shopping and scenic walk/biking paths. This home truly has it all!! Check out the YouTube video.**

Inclusions: **82" Screen TV, 2 TV's in Bar Area, Home Automation System, Pool Table & All Equipment, Hot Tub & All Equipment, Weber Summit Stainless Steel Grill Centre, 10' Calcana Gas Outdoor Radiant Heater, Patio Lights, 3 Hole Putting Green, 6'x4' Water Fountain, Gemstone Lights Front Elevation,**

Property Listed By: **RE/MAX Landan Real Estate**

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













