



THE
A-TEAM

**RE/MAX
FIRST**

655 WILLOW BROOK Drive, Calgary T2J 1N6

MLS® #: **A2203776** Area: **Willow Park** Listing Date: **03/20/25** List Price: **\$1,264,900**
 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: **1965** Abv Sqft: **2,164**
 Lot Information Low Sqft:
 Lot Sz Ar: **7,502 sqft** Ttl Sqft: **2,164**
 Lot Shape:

DOM

16
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**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**
 Heating: **Central,In Floor,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Double Oven,Garage Control(s),Induction Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
 Int Feat: **Kitchen Island,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **2909JK**

Remarks

Pub Rmks: **Nestled in the serene neighborhood of Willow Park, this 4-bedroom, 2.5-bathroom home offers over 2,100 square feet of refined living space across two levels. More**

than a residence—it's a gateway to a vibrant, family-friendly lifestyle. Begin your journey on a completely renovated main floor. Natural light pours through large windows, accentuating the original hardwood floors and a seamless flow from the cozy living room with gas fireplace and custom built-in cabinetry to the dining area—perfect for family gatherings or quiet evenings. The gourmet kitchen shines with granite countertops, built-in garbage/recycling, stainless steel appliances, an induction cooktop, double wall ovens, a wine fridge, and a spacious island, making it a hub for culinary creativity and connection. The spacious family room flows effortlessly past the eating nook creating a versatile space perfect for relaxing. You'll love the mudroom with heated floors that provides access to the garage from inside the home, a rare find! Upstairs, the primary suite is a private haven, complete with double closets across the back wall and a spa-inspired ensuite bathroom boasting heated floors, a large vanity with dual roman faucets, and a glass shower. Three additional bedrooms provide ample space for kids, guests, or a home office, complemented by another full washroom with a jetted tub/ shower and dual vanities. The unfinished basement invites your imagination—whether it's a gym, kid's playroom, or extra living space. You'll love the piece of mind that comes with the following notable updates, triple pane windows, multiple zone heating system, ring security cameras, water softener, underground irrigation system, gas hook up on the deck for the BBQ, and another on the patio for your fire table. All of this is located on one of the most sought-after streets in Willow Park Estates. From the charming front porch to the massive Willow tree, this home exudes curb appeal and welcomes you into a world of elegance. Call your favorite realtor today to book a private viewing, it's a move you'll be glad you made.

Inclusions:

Property Listed By:

Ring cameras
RE/MAX First

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











