



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**427 Willow Grove Crescent SE
Calgary, Alberta**

MLS # A2236032



\$1,499,999

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,441 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, On Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Built-in oven, cooktop, microwave, refrigerator, dishwasher, window coverings, garage controls

Location, Lifestyle & Incredible Potential – Backing Onto Willow Park Golf Course! Welcome to 427 Willow Grove Crescent – a rare opportunity to own a 5 bed, 2.5 bath home with over 3,000 sqft of living space on a spacious pie-shaped lot, backing directly onto the 8th hole of Willow Park Golf & Country Club. Situated on a quiet inlet with central green space, this home is just steps to schools, parks, transit, shopping & more. Whether you're an avid golfer or you simply appreciate tranquil surroundings, this location is sure to impress. The home features 22-ft cathedral ceilings, wood-burning fireplaces on both levels. The thoughtfully designed layout features expansive living areas and a unique floor plan offering amazing renovation potential. Whether you're looking to modernize or create a luxury dream home – this property is the perfect canvas to personalize, and bring your vision to life. Additional highlights include a double attached garage, and a golf cart gate for direct course access – perfect for the golf enthusiast. This is your chance to create your dream home on a premium lot in an unbeatable location. Properties like this, in one of Calgary's most prestigious golf communities rarely come to market – don't miss it!