



**GRASSROOTS**  
REALTY GROUP

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**419 Willamina Crescent SE**  
**Calgary, Alberta**

**MLS # A2241760**



**\$1,450,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,422 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Triple Garage Detached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Smart Home, Stone Counters, Storage, Wired for Sound		
<b>Inclusions:</b>	Second Dishwasher, Garage Fridge, wall speakers		

Welcome to this exceptional, thoughtfully renovated Keith-built former show home in prestigious Willow Park. Nestled on a quiet street with friendly neighbours, this 5+1 bedroom, 3.5-bath home sits on a massive pie-shaped lot (~9,429 sq ft /  $\frac{1}{4}$  acre). PLUS it offers unmatched garage space for car enthusiasts & families alike with a TRIPLE detached garage/shop AND a DOUBLE attached garage - what a rare find!! The main floor offers a bright, open-concept layout with a beautiful front family room, flowing seamlessly into the dining area & extensively renovated kitchen. The kitchen is a chef's dream with custom cabinetry, striking stone countertops, built-in gas cooktop & upgraded appliances including 2 Miele dishwashers. The spacious living room boasts a wood-burning stone fireplace with rustic mantle & massive sliding doors & windows leading you to the outstanding outdoor space. The mudroom with in-floor heating & separate entrance adds convenience, with a laundry room & sink. Upstairs, you'll find 5 (yes 5!) spacious bedrooms, including a brand-new ensuite with dual sinks and separate fully tiled shower, & a fully renovated main bath with 2 sinks & separate spaces that are great for the kids to share. The basement offers exceptional versatility & comfort & is the perfect space for family movie nights with a fully wired theatre room (9.1 surround & acoustic ceiling), custom bar area with fridge, dishwasher & sink. The large 6th bedroom with hardwood floors & luxurious 3-piece bath featuring heated floors, rain & steam shower, with handheld wand & body sprays is great for guests. The sprayfoam insulated walls & subfloor is a thoughtful design, enhancing warmth & quiet in the lower level. The backyard is a private, park-like oasis backing directly onto Trico Centre fields & green space with several ways to access it through the house.

Beautifully landscaped, it features mature trees, Saskatoon bushes, a forested firepit area, & plenty of room for kids to play. The TRIPLE garage (~26'x30') has vaulted scissor-truss ceilings, 4 skylights, in-floor heat with a boiler, professional cabinetry, acid-stained epoxy floor, Smarthome thermostat, Cat6 & 220V/30amp wiring. The attached double garage is heated, insulated & drywalled & there is room for parking for 8+ vehicles on the property! Additional upgrades include high-efficiency furnaces, A/C, flat painted ceilings, updated casings & baseboards, oversized hot water tank, R50 attic insulation, central vac with kitchen kick plate, majority of windows updated, RO system, security smart home with smart locks, cameras, motion lighting, & outdoor speakers under the deck. Located steps from Willow Park Golf Club, Trico Centre, Southcentre Mall, Willow Park Village, Fish Creek Library, top-rated schools, ski trails, & premier toboggan hill, "The Sugar Bowl." Lovingly maintained by the same owners for 25 years, with high-quality renovations they designed to last as chosen for themselves, this is truly a rare opportunity in Willow Park!