



GRASSROOTS
REALTY GROUP

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10223 Wapiti Drive SE
Calgary, Alberta

MLS # A2247082



\$784,900

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: N/A

OPEN HOUSE SAT Aug 9th 1:00-3:00pm Welcome to this beautifully updated 4-bedroom, 2.5-bath bungalow in the prestigious and sought after, family-friendly community of Willow Park! Perfectly situated on a quiet, tree-lined street, you're just a stones throw from Willow Park Golf & Country Club, Southcentre Mall, the shops and restaurants along Macleod Trail, and an easy stroll to top-rated schools including Willow Park School, St. William School, and David Thompson School. From the moment you arrive, the curb appeal shines with newer stucco exterior, shingles, doors, and windows (all 2017), setting the tone for the quality inside. Step into an open-concept main floor featuring gorgeous laminate flooring, flat ceilings with recessed lighting, and a spacious living area that flows effortlessly into the chef-inspired kitchen. This bright and functional space boasts crisp white cabinetry, quartz countertops, a large island, upgraded cupboards, a striking glass tile backsplash, stainless steel appliances, and a one-of-a-kind rustic wood dining table with built-in bench (included). With 3 bedrooms above grade, a large primary suite with ensuite bathroom and an additional full bathroom this home is perfect for the growing family. Downstairs, the fully finished basement is made for entertaining — a large family room, custom wet bar, and a 4th bedroom and full bath. The spa-like 4-piece bathroom invites you to relax with a deep soaker tub against a beautiful stone feature wall. With a separate side entrance, the basement offers future suite potential (with City approval). Step outside to a private, landscaped backyard with a patio area perfect for summer BBQs, a mature crabapple tree for shade, custom storage shed, and an oversized double garage with paved alley access. The home has been thoughtfully maintained with recent upgrades including furnace &

hot water tank (2017), central A/C (2022), and upgraded 100-amp electrical service (2017). This is a true move-in-ready home in one of Calgary's most sought-after neighborhoods — where you can walk to playgrounds, tennis courts, C-Train, and local parks. Your search is over. Come see why this Willow Park gem is the perfect blend of style, comfort, and location.