



GRASSROOTS
REALTY GROUP

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**640 Willowburn Crescent SE
Calgary, Alberta**

MLS # A2252926



\$749,900

Division:	Willow Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,116 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Aluminum Siding , Stucco
Foundation:	Poured Concrete
Features:	Bar, Closet Organizers, No Smoking Home, Steam Room, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Trampoline - optional

For more information, please click the "More Information" button. Well-kept Keith-built home with over 2,200 sq. ft. of developed living space on a quiet Willow Park crescent -4 bedrooms, 3 bathrooms, 3 living areas — ideal for families and entertaining -Spacious 6,000 sq. ft. lot with room for gardening, play, and summer barbecues -Rare 24' x 24' drive-through garage with 3 doors plus driveway for RVs, boats, or multiple vehicles -Enlarged triple-pane windows for abundant natural light and energy efficiency -Roof replaced in 2020 for peace of mind -Comfort features: central A/C, water softener, humidifier, and steam shower -Walk to CBE Science elementary and middle schools; Catholic and French Immersion nearby -Minutes to the C-Train, Southcentre Mall, Costco, Willow Park Village, Heritage Meadows -Community amenities: Willow Ridge Community Centre, Willow Park and Maple Ridge golf courses, Trico Centre, Fish Creek Library.