



**GRASSROOTS**  
REALTY GROUP

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**640 Willowburn Crescent SE**  
**Calgary, Alberta**

**MLS # A2252926**



**\$779,900**

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

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

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Trampoline - optional

For more information, please click the "More Information" button. Family Living in Willow Park. Located on a quiet crescent in one of Calgary's most desirable neighbourhoods, this spacious home offers the perfect blend of comfort, flexibility, and convenience. Featuring four bedrooms, three bathrooms, and three separate living areas, there's plenty of space for gatherings, entertaining, and private retreat. The bright kitchen overlooks the backyard, while updated, energy-efficient windows (2015) bring in abundant natural light. Set on a 6,000 sq. ft. lot, the yard is ideal for gardening, play, or summer barbecues. A rare highlight is the oversized 24' x 24' drive-through garage with three overhead doors and a long driveway that can accommodate RVs, boats, or multiple vehicles. The roof was replaced in 2020 for added peace of mind. Walk to Maple Ridge School, R.T. Alderman, playgrounds, and the Willow Ridge Community Centre. Enjoy nearby Willow Park and Maple Ridge golf courses, the Trico Centre, plus easy access to the C-Train, Southcentre Mall, Willow Park Village, and other shopping areas. This is a rare chance to own a well-kept family home in a welcoming, tree-lined community.