



GRASSROOTS
REALTY GROUP

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201 Wascana Crescent SE
Calgary, Alberta

MLS # A2253547



\$1,124,900

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,233 sq.ft.	Age:	1965 (60 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	Cameras		

Welcome to 201 Wascana Crescent SE — a meticulously renovated 4-bedroom, 3.5-bathroom residence nestled in the prestigious community of WILLOW PARK. This exceptional home effortlessly combines contemporary sophistication with practical design, offering the perfect balance of style and comfort. Set on a generous lot, the property features a well-designed blend of outdoor living space and LOW-MAINTENANCE landscaping, ideal for both relaxation and entertaining. Upon entering, you're greeted by two expansive living areas on the main floor, providing ample room for hosting guests or enjoying quality family time. The kitchen is truly a showstopper — a luxurious space where high-end finishes and thoughtful details make an immediate impression. Also on the main level is an elegant home office bathed in NATURAL LIGHT from its sunny south-facing windows, creating an inspiring workspace. Upstairs, you'll find three generously sized bedrooms, including a grand primary suite that serves as a true retreat. It boasts a spa-inspired ENSUITE and an oversized walk-in closet with additional built-ins, ensuring plentiful storage. The two additional bedrooms offer flexible space perfect for children's rooms, guest suites, or additional offices. Notable upgrades include a NEW ROOF, HOT-WATER TANK, and FURNACE — all replaced in 2023 — providing modern comfort and long-term peace of mind. The COMPLETE RENOVATION in 2023 gives the home a fresh, contemporary feel while preserving its original charm. Outside, a spacious TRIPLE-CAR garage adds exceptional convenience for parking and storage. Located in a prime area, this home is within easy reach of top-rated schools such as Acadia School (K–6), David Thompson School (7–9), and Lord Beaverbrook High School (10–12). This is a rare opportunity to own

a fully updated home in one of Calgary’s most coveted neighborhoods. Don’t miss your chance — book your private showing today!