



GRASSROOTS
REALTY GROUP

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11023 Willowfern Drive SE
Calgary, Alberta

MLS # A2256907



\$1,100,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,108 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, C		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: n/a

3,083 TOTAL SQ.FT. | 4-BED | 3.5-BATH | SOUTH-FACING 11,000+ SQ.FT. LOT | BACKING GREENSPACE | GOLF COURSE VIEWS | An opportunity rarely found in Willow Park Estates. Sitting on one of the community's largest lots (over $\frac{1}{4}$ acre) and backing directly onto green space with golf course views, this property offers exceptional potential for a full renovation or an entirely new build. The south-facing yard is deep and private, with mature trees, RV parking, and room to create an extraordinary outdoor living space or estate-sized home. The existing two-storey offers 3,000+ sq.ft. of developed space, with four bedrooms, 3.5 bathrooms, and multiple living areas. It's move-in ready or rentable while you finalize your plans. Properties of this size and location rarely come to market—steps from Willow Park Golf & Country Club and minutes to schools, shopping, and major routes. Bring your vision and make this one of Willow Park's premier addresses.