



GRASSROOTS
REALTY GROUP

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4, 10910 Bonaventure Drive
Calgary, Alberta

MLS # A2258963



\$380,000

Division:	Willow Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Plug-In, Side By Side, Stall		
Lot Size:	-		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-CG d53
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry		

Inclusions:	N/A
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A wonderful 3 bedroom, 1.5 bathroom, 2 storey townhome in the highly sought-after community of Willow Park offering a total of 1,840 sq. ft. developed living space. Located in the well-managed Hearthstone Place complex, known for its unique setting, backing onto Willow Park Golf Course and surrounded by mature fir trees that give the property a mountain retreat feel. Residents enjoy access to a private outdoor pool, while being just steps to shopping, dining, and amenities at South Centre Mall, Willow Park Village, the Trico Centre, Fish Creek Library, and Anderson LRT station.**** The main floor has been thoughtfully updated with a stylish kitchen featuring shaker-style cabinet doors, sleek subway tile backsplash, and a central island for prep/storage space and casual dining. The kitchen is semi-open to the formal dining area for an expanded living space feel. A bright living room with large patio doors leads to your private patio, while a gas fireplace with brick surround and exposed ceiling beams adds warmth and character. A modern luxury vinyl tile runs through the entry, kitchen, and powder room for both durability and style. Upstairs, the primary bedroom is filled with natural light from two windows and offers a generous closet plus direct access to the updated main bathroom. Two additional bedrooms and a linen closet provide ample space for family or guests. All bathrooms have been refreshed with new counters, fixtures, toilets, flooring, and tile. The finished basement expands your living space with a versatile recreation room ideal for a home theatre, exercise or games area, along with a den that is currently used as a hobby room. A large utility area includes laundry, storage, and the mechanical. **** This home has been carefully maintained and updated with smart improvements, including TRIPLE-PANE WINDOWS, a BRAND-NEW HOT WATER TANK

(2025), newer FURNACE (2023) and CENTRAL AIR CONDITIONING (2023). The unit is assigned 2 adjacent parking stalls providing convenient and flexible options for multiple vehicles. Condo fees include landscaping and snow removal making for low-maintenance living. Don't miss a rare opportunity to own in this exclusive location, offering the ultimate lifestyle. Book a viewing today and see why this could be the smart move for you!