



**GRASSROOTS**  
REALTY GROUP

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**719 Willamette Drive SE**  
**Calgary, Alberta**

**MLS # A2259140**



**\$1,089,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	2,387 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Shingle Siding, Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, Sauna, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** All Appliances are AS IS

An amazing opportunity in the heart of Willow Park! Just steps from the golf course, this 3 bedroom, 3 bathroom home offers over 3100 sq. ft. of living space and endless potential for your dream renovation. The layout is filled with natural light thanks to skylights and large windows, creating a warm and welcoming atmosphere. The main level provides multiple gathering spaces, including a dining room and family room divided by unique character walls. Upstairs, spacious bedrooms accommodate a growing family, while the finished basement boasts soaring ceilings, and even a sauna &mdash; a rare feature that sets this home apart. Outdoors, you&rsquo;ll love the private fenced yard with trees and a balcony for relaxing evenings. Add in the double attached garage with a 4-car drive way, and this property checks every box for convenience. Located in one of Calgary&rsquo;s most established neighbourhoods with parks, schools, and the golf course nearby, this home is ready for its next chapter.