



GRASSROOTS
REALTY GROUP

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724 Wilton Place SE
Calgary, Alberta

MLS # A2259926



\$739,900

Division:	Willow Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,244 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Landscaped, Wedge Shaped Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, No Smoking Home, Vinyl Windows		

Inclusions: n/a

Located in one of South Willow Parks BEST LOCATIONS1244 square foot bilevel with 3 +1 bedrooms, and 3 full baths located across from a green space. Main floor features a spacious kitchen with door to a south back deck, formal dining area, large living room, 3-piece main bath (renovated), and 3 bedrooms including a primary ensuite with free standing old fashioned tub (renovated). Other main floor features include hardwood floors, upgraded vinyl windows and a very spacious feel with lots of light streaming in. Developed basement with a recreation room, another spacious bedroom, 4-piece bathroom, laundry/utility room, and a workshop - perfect for the handy person. Lots of light streaming in from the large windows in the basement. From the kitchen, you step into your south back yard paradise. It is a gardener's dream with lots of places to plant or grow whatever your heart desires. This is a large lot and plenty of room to work with for those with a gardener's thumb. Very private and quiet - ideal for those get-togethers or outdoor activities. There is a natural gas hookup for the grill master and a spacious deck to entertain or just relax on. There is a 22' x 24' double garage with the shingles just replaced and lots of parking in the driveway. The garage is accessible from the lane or from the front drive. Plenty of room to park your RV or boat on the driveway. Great curb appeal! Faces a treed green space! Walk to great schools, playground, off-leash dog area, close to LRT, and city transit. Walking distance to South Centre Mall, Trico Centre, Library, Willow Park Golf and Country Club, and Safeway. Only 22 mins to the airport, just minutes to Deerfoot Trail. Very rare for homes to come for sale in this location.. It's a gem of a house and a prime location and lot. Book your showing today!

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