



GRASSROOTS
REALTY GROUP

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331 Wascana Road SE
Calgary, Alberta

MLS # A2260847



\$779,900

Division:	Willow Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,210 sq.ft.	Age:	1966 (59 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, RV Access/Part		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: All Lighting Fixtures, TV Mounts, rain barrel, shed, ceiling fan, 3 external cameras

Welcome to this beautifully updated 4-level split, perfectly situated on a quiet street in the sought-after community of Willow Park. From the moment you step inside, you'll appreciate the open, airy feel created by vaulted ceilings and a spacious entryway that sets the tone for the rest of the home. This home has been completely updated and boasts easy-to-care vinyl plank flooring throughout. An inviting living room features a stylish feature wall with custom shelving, a modern Opti-Myst fireplace and oodles of room for furniture placement — the perfect focal point for relaxing or entertaining. A 12' patio door leads to a sunny upper deck, ideal for enjoying your morning coffee or an evening beverage. The contemporary kitchen is a chef's delight, showcasing sleek white cabinetry, an island with extra storage and a breakfast bar, quartz countertops, a full appliance package including an induction range, and a convenient door to a second balcony — the perfect spot for your BBQ. Upstairs, the primary suite is a true retreat, complete with a luxurious 6-piece ensuite and an expansive walk-in closet. The third level offers an additional bedroom and a bright 3-piece bathroom with a clever design feature — a wall that conceals the shower when not in use. A spacious family room provides the perfect space for movie nights or games with family and friends. The fourth level adds impressive flexibility, offering ample room for a home gym, hobby area, or relaxing media space — thoughtfully designed to adapt to your family's way of living. Step outside to the fenced, south-facing backyard, where you'll find RV parking, an oversized garage, and a covered patio with a charming brick fireplace — perfect for relaxing in the shade on warm summer days. Additional storage space can be found on both sides of the home. This home effortlessly

blends style, comfort, and function in one of Calgary’s most established and desirable neighbourhoods.