



GRASSROOTS
REALTY GROUP

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**631 Willoughby Crescent SE
Calgary, Alberta**

MLS # A2267178



\$1,400,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,750 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Irregular Lot, Landscaped, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	None		

This remarkable 2-storey home sits privately tucked away in a large, park-like yard on a prestigious cul-de-sac in Willow Park Estates—offering the perfect blend of refined elegance, comfort, and timeless craftsmanship. From the moment you enter the vaulted foyer, you're met with natural light, warmth, and a sense of space that sets the tone for the entire home. Rich hardwood floors, solid wood baseboards and custom window and door casings run throughout, showcasing the uncompromising quality and attention to detail that define this property. The main level is designed for both luxurious everyday living and upscale entertaining. An elegant family room connects to the kitchen with generous cabinetry and workspace, looking out onto the south-facing backyard. The formal dining room offers the perfect setting for special occasions, while the rear sunroom, bathed in light—provides a tranquil spot to relax year-round. A spacious main-level laundry and refined den complete the expansive main floor. Upstairs, the luxurious primary suite is a true retreat. With its two enormous walk-in closets, sitting area, and a spa-inspired en-suite bathroom, it's a space that impresses. Three additional bedrooms and a large main bath offer ample room for family, guests or a home office. The recently renovated basement adds even more living space with a sleek rec room, custom bar, gorgeous bathroom with steam shower room, and a spacious fifth bedroom. Outdoors, the professionally landscaped backyard is a private oasis, surrounded by mature trees and enhanced with a beautiful three-season cedar screened sun room, deluxe shed and raised garden beds. The sun room is over 100 sqft which is not included in the total above grade measurements. This is a rare opportunity to own a stunning home on a unique estate lot in one of Calgary's

most coveted communities. An exceptional property for those who appreciate quality, space, and sophistication.