



GRASSROOTS
REALTY GROUP

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10211 5 Street SE
Calgary, Alberta

MLS # A2277804



\$639,900

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,173 sq.ft.	Age:	1965 (61 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Driveway, Front Drive, Garage Door Opener, Off Street, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Flat Torch Membrane, Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: All Window Coverings, Hoodfan and Water softener "as is, where is"

Welcome to 10211 5 Street SE – Your Willow Park Gem Awaits! Step into this charming 3-bedroom bungalow with 1 full bath + 2 half baths in one of Calgary's most sought-after communities – Willow Park! With 1,173 square feet of above-grade living space and incredible character, this home is ready to welcome you. As you approach, you'll love the inviting curb appeal framed by mature trees on this established street. Clean off-white vinyl siding, newer fencing, and large windows create a welcoming exterior. The driveway leads to the attached front garage with convenient paved lane access along the side and back – plus the garage has fantastic potential to be redeveloped as additional living space with city approval! Walking through the front door, prepare to be wowed! Gorgeous wood vaulted beams and ceilings throughout the main floor and garage create a stunning first impression. Hardwood floors flow throughout the living room, dining room, and bedrooms, adding timeless warmth and character. This isn't your typical bungalow – the architectural details here are truly special! The living room is bathed in natural light from triple-pane windows (throughout most of the home!) and anchored by a warm grey brick fireplace. These energy-efficient windows keep utility bills in check, and the home features AC for summer comfort! The dining area flows beautifully under those spectacular vaulted ceilings with hardwood beneath your feet. The kitchen offers plenty of cabinet space and amazing potential to be opened up, creating a stunning open-concept great room. Imagine entertaining with everyone gathered in one flowing space under those vaulted beams! Down the hallway, you'll find three comfortable bedrooms with hardwood floors. The primary bedroom features a convenient 2-piece ensuite, while the two additional bedrooms offer

versatility for family, guests, or home office. The main 4-piece full bathroom completes the main floor. Head downstairs to discover even more! The large rec room features another charming brick fireplace – ideal for movie nights, game days, or just spreading out. Two additional flex rooms provide space for a gym, office, craft room, or playroom (windows don't meet egress for bedrooms, but offer great versatility!). You'll also find a half bath, laundry room, and plenty of storage. Step out back to your large south-facing backyard – sunshine all day! And there's a park right behind your property! Location? Unbeatable! Close to Willow Park Golf Course, South Centre Mall, top-rated schools, Willow Park Village, Fish Creek Provincial Park, and major routes. Hardwood floors, two fireplaces, vaulted beams throughout main floor and garage, south-facing yard, paved lane, park access, flex rooms, open-concept potential, and energy upgrades – this home is ready for your vision! Check out the virtual tour in the links. Quick possession available. Book your showing today.