



10327 Wapiti Drive SE
Calgary, Alberta

MLS # A2295185



\$999,900

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,363 sq.ft.	Age:	1966 (60 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, See Remarks, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		
Inclusions:	Garage door opener x2, fridge x2, washer x2, dryer x2, stove x2, blinds		

OPEN HOUSE WEEKEND- SAT AND SUN- 18TH APRIL AND 19TH APRIL FROM 1PM TO 3PM. Welcome to this extensively renovated bungalow in the established community of Willow Park, where thoughtful upgrades and modern finishes come together to create a truly turnkey home. Situated on a quiet street, this property offers both comfortable family living and excellent income potential. The main floor, which is fully approved for Airbnb use, welcomes you with a bright, open feel and large windows that bring in plenty of natural light. The kitchen is a true focal point, featuring all new appliances, a stunning waterfall island, solid birch plywood soft-close cabinetry, and thoughtful details like built-in spice storage. The living area is enhanced with color-changing LED lighting, creating a space that can easily shift to match your mood or occasion. This level also offers three bedrooms, including the spacious primary bedroom with its own ensuite, along with an additional full bathroom. Downstairs, the fully developed legal basement suite provides incredible flexibility with its own kitchen, all new appliances, three bedrooms, a full bathroom, and a spacious rec area. All basement bedrooms include proper egress windows for safety and comfort. Step outside to enjoy the fully refreshed exterior, complete with all new landscaping, new concrete work, Hardie board, Stucco and Smart board siding, and a dedicated dog yard on the side. You will also find a new fully insulated detached double garage and two new decks, including a front composite deck with modern glass railing and a rear deck ready for your personal touch. This home has been upgraded well beyond what you see, with all new electrical throughout including a new sub panel in the basement, custom closets, and new plumbing. The exterior has been completely redone with full new insulation, stucco, and

Hardie board siding. Mechanical updates include one new furnace, one existing furnace that has been fully serviced, and a brand new 50-gallon hot water tank. With six bedrooms, three bathrooms, a legal suite, blinds included with purchase, and extensive upgrades throughout, this property offers exceptional value in a mature, amenity-rich neighborhood close to schools, parks, shopping, close to C Train and two nearby golf courses, one community-operated and one city-operated, adding even more lifestyle appeal. Book your private showing today and see everything this beautifully upgraded home has to offer.