



**425 Woodland Crescent SE  
Calgary, Alberta**

**MLS # A2296843**



**\$729,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	1963 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Many Trees, Rectangular Lot		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Dry Bar, Laminate Counters, Soaking Tub, Sump Pump(s)		

**Inclusions:** HOT TUB IN BACK YARD

Welcome to prestigious Willow Park! This beautifully renovated bungalow sits on a meticulously landscaped 50' x 110' lot on a quiet, tree-lined street. With over 2,300 sq ft of finished living space (1,243 sq ft up + 1,101 sq ft down), this home offers 5 spacious bedrooms, 2 stylish bathrooms, and an oversized single garage. Step inside to a bright, open main floor featuring a fully renovated kitchen (2022) with white shaker cabinetry, stainless steel appliances (including a convection oven and fridge with water/ice), dimmable pot lights, and smooth painted ceilings. The main bathroom has been completely transformed with a custom vanity and a luxurious glass walk-in shower. The basement has a second primary bedroom ensuite with heated ceramic tiles in the bathroom and around the bedroom. It also includes an outdoor hot tub and an upgraded electric panel. The house is surrounded with a beautiful concrete pathway. This home is loaded with upgrades: