



**648 Willingdon Boulevard SE
Calgary, Alberta**

MLS # A2301980



\$1,700,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,349 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Level, Rectangular		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Soaking Tub, Steam Room, Storage		

Inclusions: None

OPEN HOUSE SUNDAY APRIL 19 2-4PM | Welcome to this fully reimagined residence in prestigious Willow Park Estates. Set on a prime corner lot, this custom two-storey offers nearly 3,100 sq ft of refined living space, complete with both a double attached and double detached garage - a rare and highly sought-after feature. From the moment you arrive, the California diamond-cut driveway sets the tone. Inside, the open-concept main floor is anchored by a stunning walnut gourmet kitchen featuring quartz countertops, high-end appliances, and seamless flow into the living area, enhanced by engineered steel beam construction. A cozy family room with gas fireplace, expansive windows that flood the home with natural light, a designer powder room, and a functional mudroom complete the main level. Upstairs, the spacious primary retreat includes a walk-through closet leading to a luxurious 6-piece ensuite with steam shower. Two additional oversized bedrooms, a large laundry room, and a versatile bonus room offer exceptional comfort and flexibility for family living. The fully developed lower level features an illegal suite with separate walk-up entrance and is perfectly suited for multi-generational living or added income potential, complete with a full kitchen, generous living area, fourth bedroom, and 3-piece bath. Step outside to a sunny, fully fenced backyard with green space for kids and pets, a patio designed for summer entertaining, and ample space supported by both double garages for parking, storage, or workshop use. Extensively renovated, this home features significant upgrades throughout including plumbing, electrical, heating systems, roofing, and more. Ideally located just minutes from SouthCentre Mall and approximately 15 minutes to downtown Calgary, this is a rare opportunity in one of the city's most established golf course communities.