



**656 Willow Brook Drive SE  
Calgary, Alberta**

**MLS # A2302207**



**\$1,250,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,325 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** NA

Welcome to this professionally renovated and thoughtfully designed 5-bedroom home in the highly sought-after community of Willow Park Estates, just steps from the prestigious Willow Park Golf & Country Club. Showcasing over \$400,000 in recent upgrades, this home offers the perfect blend of luxury, comfort, and functionality for modern family living. Extensively updated from top to bottom, improvements include a new roof, two high-efficiency furnaces, central A/C, upgraded insulation, new windows, a fully developed basement, and a top-of-the-line hot tub. The exterior has been equally enhanced with epoxy-coated garage floors and walkways, a beautifully crafted pergola, and professionally landscaped west-facing backyard, creating a private outdoor oasis ideal for relaxing or entertaining. Inside, the bright and functional chef's kitchen is designed to impress, featuring premium appliances, generous prep space, and an ideal layout for hosting family gatherings. Just steps away, the sunken family room invites you to unwind with its cozy gas fireplace and seamless access to the backyard. The main floor offers two versatile bedrooms, perfect for guest rooms, home offices, or hobby spaces. Upstairs, retreat to the spacious primary suite, complete with a second gas fireplace and a luxurious spa-inspired ensuite showcasing marble flooring, pebble stone accents, a deep soaker tub, and a separate shower. The fully finished basement expands your living space with a large rec room or home gym, a full bathroom, and ample storage. This is a rare opportunity to own a turnkey, extensively upgraded home in one of Calgary's most established and desirable communities—this home truly has it all.