



**80 Willow Park Green SE  
Calgary, Alberta**

**MLS # A2098645**

**\$3,500,000**



<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,685 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized, See Remarks		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Landscaped, On Golf Course, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Elevator, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** 2 x Dishwasher (3 in total), Ice Maker, Fridge & Freezer Drawers, Warming Drawer, Beverage Drawers, Built-in Steam Oven, Built-in Coffee Machine

Welcome to an extraordinary opportunity to acquire a truly exceptional, custom-built luxury home crafted by Mission Homes. This remarkable property spans 7,181 sq. ft. of exquisitely designed & meticulously maintained living space, seamlessly blending timeless architectural design with expansive outdoor entertainment areas. Situated on an oversized 75 x 140 ft. lot in Willow Park Green, this residence backs onto the 15th tee of the Willow Park G&CC, offering breathtaking views & unparalleled privacy. You'll be captivated by the professionally landscaped surroundings, leading to an enclosed front stone courtyard with a fireplace. The allure of the outdoors continues to the expansive backyard, perfect for both relaxation and hosting gatherings. This residence is thoughtfully designed, boasting luxury and warmth in every detail, from classic cherry wainscoting, crown molding, & impeccable millwork to soaring ceilings. The interior features hickory hardwood floors throughout, 4 indoor fireplaces, & 2 outdoor fireplaces. The spacious main rooms are perfectly suited for both entertaining & family gatherings. The meticulously designed modern French country kitchen is a haven for culinary enthusiasts, featuring custom cherry cabinets, pull-out drawers, shelving, & professional-grade appliances. The nook area offers cathedral ceilings, gas fireplace & warm wood walls. An adjacent formal living room connects to a private stone patio through patio door, providing a seamless transition to outdoor living spaces. The private yard includes multiple seating areas, a stone fireplace & beautifully landscaped grounds. The cherry paneled library accessed through beveled glass French doors offers a cozy space to work or relax with a gas fireplace, custom cabinets & an ornate cherry coffered ceiling with access to the front courtyard. A formal dining area stands ready for

hosting, complete with a fully equipped butler's serving area featuring a beverage fridge & warming drawer. The second floor can be reached via a classic staircase or the executive elevator, leading to two generously sized bedrooms featuring walk-in closets and sharing a Jack and Jill bathroom. The primary bedroom suite overlooks the golf course, is a sanctuary complete with custom built-ins. The ensuite showcases heated imported tile floors, separate his and hers wings with individual walk-in closets, a soaker jet tub, and a double steam shower with body jets. The lower level continues to impress with the same high-quality finish, offering a vast family/games room, adjacent bar plus an inviting sitting area. Access to a custom wine cellar with stone accents, an exercise room (convertible to a 4th bedroom), a full bathroom & a large finished storage room plus two mechanical rooms complete this level. A mudroom with custom cabinets & lockers, leads to an oversized double garage boasting under-slab heating, epoxy flooring, built-in cabinetry, storage, & two side exit doors. Be sure to explore the floor plans & 3D tour.