



**208 Wascana Crescent SE
Calgary, Alberta**

MLS # A2140423



\$784,000

Division:	Willow Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,061 sq.ft.	Age:	1966 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Tankless Hot Water		

Inclusions: TV Wall Mount, Hood Fan.

This renovated 4-level split home is in the heart of Willow Park, on a quiet crescent with a generously sized lot and mature trees for privacy. The backyard features a modern deck and a greenhouse. Inside, extensive renovations create a modern aesthetic with premium German laminate flooring on the main and lower levels. The kitchen boasts high-quality Miele appliances, contemporary countertops, heated floors. Upstairs, classic oak hardwood floors adorn the bedrooms and hallway, alongside a 4-piece washroom. The lower level includes two additional bedrooms and a 3-piece washroom. An upgraded high-efficiency furnace and tankless hot water heater ensure cost-effective utilities. The remodeled heated garage is designed for a car lift, with a secondary electrical panel. The partially finished basement is ready for customization. New windows, shingles in good condition. Conveniently located near shopping, schools, and public transportation.