



**310 Wascana Crescent SE**  
**Calgary, Alberta**

**MLS # A2144204**



**\$899,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Wet Bar		

**Inclusions:** N/A

LOCATION...LOCATION...LOCATION....Fully renovated 5 BEDS | 3 BATH | SINGLE ATTACHED GARAGE | SIDE-ENTRANCE | PRIME LOCATION | Welcome to this charming bungalow located in the serene community of Willow Park. This home features Total 5 bedrooms 3 on the main floor and 2 bedrooms in basement 1 full ensuite bathroom and 1 full common bathroom an main floor, 1 full bathroom in basement, The main floor features vinyl flooring throughout the living and main areas, complemented by a vaulted wood ceiling that adds a touch of warmth and character. The open kitchen is perfect for entertaining and family gatherings, while the abundance of windows fills the space with natural light with stainless steel appliances. Situated on a quiet street, this home also features a side entrance, Legal finished basement with wet bar and huge recreation room, and a single attached garage. Its prime location offers easy access to schools, parks, shopping, a golf course, restaurants, transit/CTrain stations- and more! This home is ideal for families looking for convenience, comfort, and tranquility. Don't miss out on this wonderful opportunity to make this house your home!