



**456 Wilderness Drive SE
Calgary, Alberta**

MLS # A2152214



\$1,700,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,416 sq.ft.	Age:	1969 (55 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Garden, Landscaped, On Golf Course, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage

Inclusions: Hot tub, Pool Table, TV Bracket in basement

OPEN HOUSE Tuesday, July 30th 5:00 p.m. to 6:30 p.m.!! Come and have a look!! COVETED, exclusive location backing on to Willow Park Golf Course. Expansive .22 acre lot with serene landscaping and breathtaking, private views from the kitchen, family and living rooms as well as upstairs. Extraordinary 5,054 SF of developed living space with extensive & professional renovations throughout. The main floor welcomes you into a large marble foyer and transitions into the family room with gas fireplace and sliding garden door access to the yard. The kitchen is functional and bright/LED lighting with gleaming granite counters, island with seating, Sub Zero fridge and stainless Bosch appliances (double ovens, dishwasher) and Bosch black stove top. Sliding doors from the adjoining breakfast nook lead to the full-width deck for BBQs and hot tub for back yard entertaining. A living room with wood burning fireplace, office, conveniently located laundry room and 2 piece bathroom complete this level. It's unique to find a home with such spacious bedrooms - and this one has 5 bedrooms above grade! Upstairs, the master bedroom is like your own private retreat with glass shower, jetted tub and travertine throughout the ensuite - and multiple closets! The additional 4 bedrooms share a 5 piece bathroom. Note the lovely new carpeting throughout! The finished basement offers loads of space for family and friends with a chic bar, family room and games room with pool table, office space, 2 piece bathroom and ample storage. High quality renovations include many built-ins, windows, doors (interior & exterior), knockdown ceilings, recessed lighting, refinished hardwood flooring and air conditioning. Oversized heated garage with 220 wiring. Be sure to note the brand new driveway & front walkway. Turnkey - shows pride of ownership and attention to detail. Willow Park

is an amazing community with easy access to downtown and all major transportation routes. Schools, Trico Center, Southcentre Mall and all amenities are nearby. Come visit and you will love it! These huge lots in the heart of Calgary are so hard to find. BEAUTIFUL!!