



**GRASSROOTS**  
REALTY GROUP

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**204 Wascana Crescent SE**  
**Calgary, Alberta**

**MLS # A2157205**



**\$689,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1966 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RC-1

**Utilities:** -

**Inclusions:** safe, Aquarium

Discover this exquisite 4 bedroom bungalow situated in the heart of Willow Park, one of Calgary's most coveted neighbourhoods. This highly desirable community is surrounded by lush trees, scenic parks, and top-rated schools, offering both tranquility and convenience. This home is move-in ready and boasts an open-concept layout that seamlessly blends functionality with elegance. The bright, airy kitchen features sunroofs that flood the space with natural light, creating a warm and inviting atmosphere. The fully developed basement offers additional living space, as well as another bedroom. Outside, you'll find a stunning yard ideal for outdoor entertaining and play, complemented by a spacious triple-car garage as well as an additional custom oversized storage shed. This home not only offers a prime location but also a high standard of living with minimal updates needed.