



**343 Weddenburn Road SE  
Calgary, Alberta**

**MLS # A2173678**



**\$959,800**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,665 sq.ft.	<b>Age:</b>	1965 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	n/a		

Discover your dream home in the charming Willow Park neighborhood! This beautifully renovated bungalow features an open floor plan with vaulted ceilings, offering a bright and inviting living space. The living room boasts a cozy wood-burning brick fireplace, seamlessly flowing into the dining area and a well-designed kitchen. All three bedrooms are thoughtfully located away from the entertaining areas, ensuring privacy and tranquility. The master suite includes a full en-suite bathroom and a custom closet. Two additional bedrooms share a conveniently located main bathroom. The expansive family room is a highlight, featuring a skylight, shiplap fireplace wall, and a bar, making it the perfect space for gatherings. Large patio doors enhance the indoor-outdoor experience, especially in the summer months. The basement offers a spacious rec room ideal for games and relaxation, complete with a third fireplace and a second bar area. Two additional large bedrooms, a full bathroom, laundry room, and ample storage round out this level. The oversized single attached garage provides easy access to the kitchen - makes easy to bring groceries in. The home is equipped with new windows, a new furnace, new hot water tank, new stucco, a new deck, and a new concrete pad—just to name a few upgrades! Don't miss your chance to own this exceptional property that combines modern amenities with cozy charm. Schedule a viewing today! Double garage can be built at the back- already checked with the city.