



GRASSROOTS
REALTY GROUP

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10811 Willowglen Place SE
Calgary, Alberta

MLS # A2202337



\$1,450,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,661 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot, Treed, Underground S		

Heating:	Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Steam Room, Storage, Walk-In Closet(s)		
Inclusions:	TV and wall mounts, shed		

Beautiful, huge LOT!! Charm meets elegance in this extensively renovated Willow Park Estates home offering 3,476 SF of living space with 4 bedrooms above grade for the growing family! Huge, mature trees and tidy landscaping frame the house, while fronting on a greenspace for ultimate privacy. A mix of stone and Hardie board details along with an over-sized concrete paver stone driveway create an inviting aesthetic. Inside, a travertine tile entryway offers a warm welcome to gorgeous wood doors and moldings throughout as well as Kayu mahogany hardwood flooring. French doors lead to a sun-drenched living room opening to the Chef's kitchen complete with full-height cabinetry, granite counters, beautiful stone backsplash, central island with eating bar and granite sink. Top of the line stainless steel appliances include a BlueStar gas cook top, Miele dual wall ovens (steam oven) and side-by-side Sub Zero fridge and freezer. The large dining area opens out to the yard and gives access to the expansive patio and deck. A cozy family room, with wood burning fireplace, also gives access to the yard thru double garden doors allowing your gatherings to transition effortlessly into your outdoor space. A powder room and laundry/mud room completes this level. Upstairs, enter the primary bedroom through double french doors where you will find a walk-in closet and a spa-like ensuite with dual vanities, stand alone soaker tub and large steam shower. There are three more generously scaled bedrooms which share a 4 piece bathroom. Downstairs, the basement has an abundance of storage, a hobby room and home office. Outside, the yard feels like your own paradise with mature landscaping and trees, new irrigation and an incredible amount of room for kids or pets to play. Additional updates not to overlook: new roof, windows, electrical, exceptional HVAC

installation with boiler and heat exchanger, central air conditioning. Situated in one of Calgary's most popular communities with easy access to Deerfoot and Anderson Trail, minutes to the Trico Centre and Southcentre Mall, schools, playgrounds and off-leash areas. This home is truly a must see with its fabulous location, huge lot and easy access to everything!!