

**10327 Wapiti Drive SE**  
**Calgary, Alberta**

**MLS # A2295185**



**\$950,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,363 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, See Remarks, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance

**Inclusions:** Garage door opener x2, fridge x2, washer x2, dryer x2, stove x2, blinds

OPEN HOUSE FROM 30TH MAY TO 31ST MAY (SAT AND SUN) FROM 1PM TO 3PM. Welcome to this extensively renovated bungalow in the established community of Willow Park, where thoughtful upgrades and modern finishes come together to create a truly turnkey home. Situated on a quiet street, this property offers both comfortable family living and excellent income potential. The main floor, which is fully approved for Airbnb use, welcomes you with a bright, open feel and large windows that bring in plenty of natural light. The kitchen is a true focal point, featuring all new appliances, a stunning waterfall island, solid birch plywood soft-close cabinetry, and thoughtful details like built-in spice storage. The living area is enhanced with color-changing LED lighting, creating a space that can easily shift to match your mood or occasion. This level also offers three bedrooms, including the spacious primary bedroom with its own ensuite, along with an additional full bathroom. Downstairs, the fully developed legal basement suite provides incredible flexibility with its own kitchen, all new appliances, three bedrooms, a full bathroom, and a spacious rec area. All basement bedrooms include proper egress windows for safety and comfort. Step outside to enjoy the fully refreshed exterior, complete with all new landscaping, new concrete work, Hardie board, Stucco and Smart board siding, and a dedicated dog yard on the side. You will also find a new fully insulated detached double garage and two new decks, including a front composite deck with modern glass railing and a rear deck ready for your personal touch. This home has been upgraded well beyond what you see, with all new electrical throughout including a new sub panel in the basement, custom closets, and new plumbing. The exterior has been completely redone with full new insulation, stucco, and Hardie board

siding. Mechanical updates include one new furnace, one existing furnace that has been fully serviced, and a brand new 50-gallon hot water tank. With six bedrooms, three bathrooms, a legal suite, blinds included with purchase, and extensive upgrades throughout, this property offers exceptional value in a mature, amenity-rich neighborhood close to schools, parks, shopping, close to C Train and two nearby golf courses, one community-operated and one city-operated, adding even more lifestyle appeal. Book your private showing today and see everything this beautifully upgraded home has to offer.