

524 Willow Park Drive SE Calgary, Alberta

MLS # A2342273



\$788,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,749 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Paved, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Skylight(s), Smart Home, Vaulted Ceiling(s)		

Inclusions: Contact Seller Directly

Click brochure link for more details. Welcome to one of Calgary's most sought-after communities—Willow Park. This meticulously maintained 4-bedroom, 2-bathroom 2 story home offers exceptional pride of ownership both inside and out. From the beautifully cared-for home to the immaculate yard, every detail reflects years of thoughtful maintenance and care. Offering over two levels of developed living space, this home features beautiful hardwood flooring throughout the main levels, a wood burning fireplace and lots of natural light. The huge island draws attention to the kitchen in this wide open great room style layout. The bright, functional layout is complemented by numerous mechanical updates, including a high-efficiency furnace (2019), Wi-Fi thermostat, and a new roof (2019), allowing you to move in with confidence. The unfinished basement offers a clean slate to make something your own. Outside, you'll appreciate the beautiful large yard, natural gas BBQ hookup, patio and deck space, with a double attached garage. Families will love being just a 3-5 minute walk to Willow Park School — Art-Centered Learning, one of only two Calgary Board of Education schools offering this unique program. A children's playground is located at the end of the block, while the Anderson LRT Station is approximately an 8-minute walk, making commuting simple and convenient. This is a rare opportunity to own a truly move-in-ready home in one of Calgary's most established and family-friendly neighbourhoods, offering outstanding schools, parks, transit, shopping, and exceptional long-term value.