

11219 Wilson Road SE Calgary, Alberta

MLS # A2343558



\$749,900

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	1968 (58 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Private, Rectangular Lot, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: 2nd Fridge, metal shelving and workbench in garage

Welcome to 11219 Wilson Road SE, a well-maintained family home tucked into one of Willow Park's most distinctive and rarely offered pockets. This special area has an estate-like feel, with mature trees, generous yards and established homes creating a setting that feels noticeably different from the surrounding community. Only a small number of blocks offer this kind of setting within Willow Park. Set behind towering evergreens and beautifully maintained landscaping, this inviting bungalow offers approximately 1,325 sq. ft. above grade, newer windows, a large beautiful yard and a versatile floor plan designed for comfortable family living. Step inside to a bright and welcoming living room where expansive windows fill the space with natural light and hardwood flooring adds warmth and character. The adjoining dining area is ready for everyday family dinners and special celebrations alike, while the generous kitchen offers abundant cabinetry, excellent counter space and large windows overlooking the property. The main level features two bedrooms and two full bathrooms, including a spacious primary bedroom with a walk-in closet and private 4-piece ensuite. A versatile front room offers a particularly unique configuration, opening directly into the sunroom. It could work well as a third bedroom, a home office, reading area or hobby space, depending on your family's needs. The sunroom itself is a wonderful bonus, providing a bright place for morning coffee, a good book or simply enjoying views of the surrounding greenery. Downstairs, there is even more room to spread out. The lower level includes an additional bedroom, 3-piece bathroom and an impressive recreation room measuring approximately 469 sq. ft. — ideal as a movie room, games area, fitness space or comfortable retreat for guests and older children. Generous storage, laundry and utility

areas add everyday practicality, while fireplaces on both levels bring additional character to the home's living spaces. Outside is where this property really captures the appeal of an established Willow Park home. The large, beautifully maintained yard, mature trees and landscaping provide room for children to play, gardeners to create, friends to gather and everyone to enjoy long summer evenings at home. A substantial detached garage measuring approximately 23'5" x 25'1", with approximately 587 sq. ft. of garage space, completes the property. Located in the heart of Willow Park, this home combines an uncommon residential setting with convenient access to schools, parks, recreation, shopping and everyday amenities. It isn't about chasing the newest house on the block. It's about finding a well-maintained family home with space, mature surroundings, a beautiful yard and a location that is increasingly difficult to replicate. Something special in Willow Park. A rarely offered setting, a wonderful family home and an opportunity to make it your own.