

11204 Wilson Road SE
Calgary, Alberta**MLS # A2353164****\$814,900**

Division:	Willow Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Gazebo, Lawn, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, Storage, Vinyl Windows		

Inclusions: Gazebo, All Appliances

For more information, please click the "More Information" button. This beautifully updated 1968 Keith built home is in the heart of the sought after community of Willow Park. Thoughtfully cared for and extensively improved over the past seven years, this home offers the perfect combination of classic craftsmanship, modern comfort, and versatility. Perfectly suited for a professional couple while also offering plenty of room for a full size family. The home features four bedrooms, two full bathrooms, a fully developed lower level, and generous spaces for entertaining, working from home, staying active, and simply relaxing. The extensive upgrades have been completed with an appreciation for the character and quality of the original Keith home. The kitchen and bathrooms have been fully renovated, along with triple pane windows, new flooring, doors, lighting, appliances, central air conditioning, and a new radon system. The lower level is one of the home's standout spaces. It features a dedicated home gym and an entertainment room that's ideal for movie nights, game days, or relaxing with friends. With the gym just a few steps away, there's really no excuse for skipping a workout. The oversized garage has spray foam insulation and is heated with a radiant heater. It also features a new overhead door and plenty of room for vehicles, hobbies, and toys. There's plenty of room to park outside the garage too, with a newly replaced side driveway and generous additional parking. Own an RV and tired of paying storage fees? This property has you covered. There is a dedicated RV parking spot right in the side yard, so your RV can stay at home, ready for the next adventure instead of sitting in a storage lot. The backyard is made for enjoying Calgary's seasons, with a cedar gazebo, and inviting entertaining area. Summer evenings with friends are pretty great. This is a home that has

clearly been loved, enjoyed, and thoughtfully improved. It offers the character of an established Willow Park property with the updates and functionality that make everyday living easy. If you know Willow Park, you already know what makes this neighbourhood so special. For those discovering it for the first time, the location is hard to beat. Willow Park Golf & Country Club is close by, along with Southcentre Mall, the Italian Centre Shop, restaurants, shopping, parks, schools, and so much more. It's an established community where many of the things you need and enjoy are just minutes from home. Whether you're a professional couple looking for a home that complements your lifestyle or a full size family looking for room to grow, 11204 Wilson Road offers the versatility, location, and character to do both. It's ready for its next chapter.