



# 11408 Wilcox Street Calgary Alberta

\$895,000

PRICED BELOW APPRAISED VALUE !! ALMOST 4000 sq feet of living space in this ORIGINAL OWNER home. The options are endless with this WILLOW PARK BEAUTY. HUGE 55x115 CORNER LOT on paved alley is a DEVELOPERS DREAM. This home has been lovingly cared for and meticulously maintained over the years. Newer windows let in plenty of natural light. Gleaming hardwood floors add character to this unique floor plan. Love to cook ??? the size of this kitchen is truly remarkable. Enjoy family gatherings in the sunken living room with vaulted ceiling, skylights, and stunning sliding doors to the fairytale like back yard. Mature trees, and fully fenced, you will feel you are in a secluded oasis in this back yard. Back inside and up a few stairs to the primary bedroom - beautiful natural light and a custom walk in shower in the 3 piece ensuite are just a few features this space has to offer. Walk through a flex space to another upper level boasting 3 more bedrooms for large families. The lower level has a 3rd family living space another bathroom and a walkup (currently closed off) to the double attached garage. The final lower level has yet another large space that could be used for a gym or any of your families needs. Imagine a workshop right inside your home... a perfect place to tinker away at all your hobbies. This home is a hidden gem and completely unassuming from the outside. The possibilities are endless here .... walk to golf, parks, playgrounds, schools, shopping. This home is move in ready , OR , add a few touches and make it the home of your dreams in a location that is second to none. This property is a must see to appreciate the value. Book your appointment today (id:6769)

Bedroom 9.83 Ft x 13.33 Ft  
 Bedroom 10.75 Ft x 10.17 Ft  
 Other 8.67 Ft x 12.50 Ft  
 Bedroom 9.67 Ft x 9.92 Ft  
 Primary Bedroom 11.92 Ft x 11.83 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Bedroom 16.25 Ft x 8.83 Ft

Recreational, Games room 19.25 Ft x 25.17 Ft  
 Workshop 11.67 Ft x 24.75 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Dining room 8.67 Ft x 12.92 Ft  
 Family room 24.42 Ft x 20.50 Ft  
 Kitchen 13.67 Ft x 18.75 Ft  
 Living room 23.25 Ft x 16.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX**

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