



## 340 Willow Park Drive Calgary Alberta

\$734,900

OPEN HOUSE Friday, Dec 29th 1-3pm and Saturday, Dec 30th 12-2pm. If all you want for Christmas 2023 is an amazing new place to call home, then this is it! Give yourself the gift of a fabulous inner-city community, beautifully landscaped corner property and lovingly cared for family home with key updates. Living in Willow Park means everything you need is only a short walk, bike, or car ride away. These include: 2 golf courses, 5 schools, numerous playgrounds, Trico Centre, South Centre Mall, Deerfoot Meadows shopping district, Fish Creek Park and Sue Higgins off-leash dog park. The bi-level design of this lovely home, with 4 bedrooms, 3 full baths, spacious dining room, bonus room on the lower level and over 2300 sq ft of living space is perfect for a young family. The vintage maple cabinetry in the kitchen is complemented by granite counter tops, newer backsplash and updated appliances, including a gas range. Directly off the kitchen is a 3-tier custom deck with gas bib for barbeque, plenty of space for outdoor get-togethers and even a hot tub. The fenced backyard is an oasis of trees, flowers and planters for growing your favorite fruits and veggies. Inside you'll appreciate the cost saving updates like newer windows, hot water tank, roof & renovated ensuite. The lower level is just as bright and inviting as the main floor and comes with so much potential depending on your needs. The oversized bedroom could be divided to provide a 5th bedroom or office/craft room space, while the huge bonus room would make a great area for kids and adults to enjoy a theatre, games or music room! The lower level bathroom/laundry room is designed for maximum functionality with counter space for folding clothes and room for storage. And who doesn't need more storage, so the utility/furnace room is also equipped with shelving ready to use. For the handy person of the house, an attach...

3pc Bathroom 8.83 Ft x 10.25 Ft

Bonus Room 25.75 Ft x 16.33 Ft

Bedroom 19.42 Ft x 12.42 Ft

Furnace 16.75 Ft x 9.25 Ft

Storage 2.92 Ft x 7.58 Ft

Kitchen 12.92 Ft x 15.08 Ft

Living room 17.25 Ft x 15.92 Ft

Other 6.42 Ft x 5.58 Ft

Primary Bedroom 10.83 Ft x 13.17 Ft

Bedroom 11.17 Ft x 10.33 Ft

Bedroom 9.92 Ft x 9.33 Ft

3pc Bathroom 4.42 Ft x 7.50 Ft

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

Listing Presented By:



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CIR

REALTY

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Dining room 9.83 Ft x 13.25 Ft

4pc Bathroom 8.17 Ft x 7.42 Ft