



11023 Willowfern Drive Calgary Alberta

\$1,249,000

****3,083 TOTAL SQ.FT. | 4-BED | 3.5 BATH | MASSIVE LOT + RV PARKING | BACKING ONTO GREENSPACE | GOLF COURSE VIEWS | TASTEFULLY UPDATED | BRIGHT & AIRY LAYOUT |** Welcome to one of the best locations in Willow Park. Situated on a quiet street, backing directly onto green space, and just steps from Willow Park Golf & Country Club. This south-facing lot is over 11,000 sq.ft. (1/4 acre), offering incredible outdoor living with room for everything: RV parking, a peaceful pond, and a backyard that feels like your own private park. Whether you're hosting summer BBQs, watching the kids play, or planning your dream build, this property delivers rare space and flexibility in a highly sought-after neighbourhood. Inside, the home is full of potential. A grand living room with custom stone fireplace creates a cozy space to gather, and the formal dining room with built-ins adds charm and function. The updated kitchen features granite countertops, premium appliances (including gas range), and opens to a second family room and eating nook with access to the rear patio and massive yard. Upstairs, you'll find three bedrooms, including a primary suite with an oversized walk-in closet. The finished basement adds a fourth bedroom, a bathroom, and a spacious rec/media room - perfect for movie nights or a teenager's retreat. With immediate possession available, this is your chance to settle into one of Calgary's most established family communities - or take advantage of the lot and location to build something extraordinary. Book your showing before it's gone! (id:6769)

3pc Bathroom 14.25 Ft x 5.50 Ft

Bedroom 8.92 Ft x 9.92 Ft

Family room 14.42 Ft x 12.67 Ft

Laundry room 7.42 Ft x 14.08 Ft

Recreational, Games room 17.00 Ft x 20.00 Ft

Furnace 12.58 Ft x 20.58 Ft

2pc Bathroom 5.33 Ft x 4.17 Ft

Breakfast 13.25 Ft x 8.42 Ft

Dining room 13.08 Ft x 12.00 Ft

Kitchen 13.25 Ft x 9.42 Ft

Living room 15.92 Ft x 15.50 Ft

Family room 19.83 Ft x 14.67 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

4pc Bathroom 10.25 Ft x 10.08 Ft

Bedroom 11.58 Ft x 8.83 Ft

Bedroom 8.00 Ft x 13.83 Ft

Primary Bedroom 11.67 Ft x 13.83 Ft

Other 14.33 Ft x 8.92 Ft

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Listing Presented By:



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Real Broker

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