



## 431 Willowdale Crescent Calgary Alberta

\$799,900

Welcome to this Rare opportunity to own an almost 10,000 sq ft Pie shaped Lot on a Quiet crescent in the sought-after community of Willow Park! This beautiful Bungalow has 4 Bedrooms, 3 Bathrooms and over 2450 of Developed living space. The Main floor features Hardwood Floors, 3 Bedrooms including a nice sized Primary bedroom with a 4 piece ensuite and a walk-in closet. The Family room has a Large window that lets in lots of natural light and a wood burning fireplace. The Kitchen has a nice size island and patio doors that leads to the incredibly spacious South facing backyard that is great for kids, pets or entertaining! The basement has an additional bedroom, bathroom, gym area plus a rec room. This home also has new Air Conditioning unit and 2 stage variable speed Furnace (Dec 2022) a Double detached garage, with a new insulated garage door and opener (2022). Willow Park is a highly sought after neighbourhood due to its proximity to schools including RT Alderman Calgary Kids Montessori, St. William, South Centre Mall, transit, restaurants, grocery stores, The Fish Creek Library, Trico Centre, & Willow Park Golf & Country Club. This won't last long, call to book your private showing today! (id:6769)

3pc Bathroom 2.69 M x 1.47 M

Bedroom 4.60 M x 3.00 M

3pc Bathroom 2.41 M x 2.08 M

4pc Bathroom 2.08 M x 1.50 M

Primary Bedroom 3.99 M x 3.53 M

Bedroom 3.99 M x 2.41 M

Bedroom 2.69 M x 3.25 M

Listing Presented By:



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<http://www.pauldhanjal.ca/>



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