



## 348 Weddenburn Road Calgary Alberta

\$750,000

Welcome to this charming bungalow nestled in the highly sought-after community of Willow Park. This delightful property, featuring 4 bedrooms and 2.5 bathrooms and a fully renovated, heated single detached garage, is a true gem that you won't want to miss! Walking in, you'll be greeted by a bright and airy open floor plan that seamlessly connects the kitchen to the living space. The kitchen is highlighted by stunning waterfall quartz countertops and modern stainless steel appliances. This space is designed for both functionality and style, with an adjoining dining area that makes entertaining guests a pleasure. Beside the kitchen, the living room features a cozy working wood fireplace, perfect for enjoying quiet nights in with the family. This inviting space enhances the warmth and charm of the home. On the main floor, you'll find the primary suite, a serene retreat with a door that opens directly onto the beautiful deck. This private sanctuary includes a quaint 2-piece ensuite, making it an ideal space for unwinding after a long day. Also on this level are two additional bedrooms, a convenient laundry room, and a well-placed 4-piece bathroom. Moving to the fully finished basement, where you'll discover a spacious, open family room—ideal for game nights or relaxing while catching up on your favorite shows. An additional versatile space is perfect for either a home gym or a home office for those who work remotely. This lower level also includes a large bedroom with a wardrobe and a 3-piece bathroom, providing added convenience and flexibility. The backyard is a gardener's dream, offering ample room for growing vegetables and flowers alike. This outdoor space is perfect for enjoying your green thumb or simply relaxing in a peaceful environment. Located in the heart of Willow Park, this home is situated in one of Calgary's most desirable communities. With close proximity to schools, parks, and shopping, this property is truly a gem.

3pc Bathroom 9.50 Ft x 8.00 Ft

Bedroom 11.42 Ft x 17.83 Ft

Exercise room 10.33 Ft x 8.92 Ft

Recreational, Games room 22.67 Ft x 16.58 Ft

Storage 8.17 Ft x 11.42 Ft

Storage 5.92 Ft x 4.83 Ft

4pc Bathroom 7.42 Ft x 6.75 Ft

Bedroom 9.50 Ft x 10.08 Ft

Bedroom 10.75 Ft x 13.17 Ft

Dining room 11.67 Ft x 9.67 Ft

Kitchen 12.25 Ft x 9.42 Ft

Laundry room 6.83 Ft x 10.08 Ft

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

Listing Presented By:



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Furnace

6.17 Ft x 9.50 Ft

2pc Bathroom

6.75 Ft x 2.92 Ft

Living room

11.92 Ft x 17.75 Ft

Primary Bedroom

11.17 Ft x 19.50 Ft