



# 714 Willow Park Drive Calgary Alberta

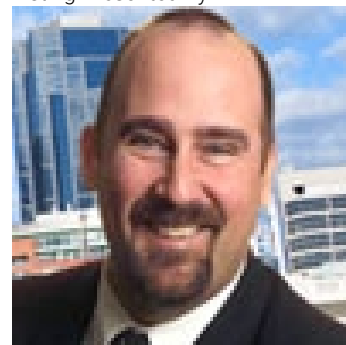
\$465,000

Charming Townhome at the Willow Tree Village! This beautifully updated townhome is nestled in one of Calgary's most welcoming neighbourhoods, offering exceptional access to shopping, schools, transit, leisure, and amenities. Located on 7 lush acres in the heart of Willow Park, the townhome includes access to a pristine private pool, hot tub, and recreation area, along with lush gardens and walking paths. FEATURES AND UPGRADES \* include NEW Laminate floors throughout the Main Floor and upstairs Bathroom, New carpet on stairs, upstairs bedrooms, and basement recreation room AND Freshly Painted Basement and Main Floor with Modern Knock-down ceilings in the Living Room, Dining Room, Kitchen and Main Level Bathroom. Other Upgrades include a New Front Storm Door, a New Window in the 2nd Bedroom, and New Window Coverings on the Main Floor. \* KITCHEN: Matching appliances including a NEW FRIDGE, NEW Microwave, Like - New BOSCH Dishwasher and NEW Light Fixtures to brighten up the Home. \* BEDROOM: The generously sized Primary Bedroom measures 16'10" Long. It has Tons of space for a KING Size Bedroom suite plus room for a vanity or cozy reading area. A Large, Lighted Walk In Closet is an additional Bonus. The second bedroom is also spacious with an awesome VIEW and its lighted walk-in closet. PARKING ? No Problem! The townhome comes with a dedicated covered space in the Parking Garage and plenty of On-street Parking directly in front of the townhome. BACKYARD: This will be your favourite Area. A BRAND NEW Deck, a sweet garden area and enough room for dining and lounging space- and So much Privacy from your quiet Neighbours. BASEMENT : Finished, Open, Clean and Bright - there is ...

Recreational, Games room 21.33 Ft x 22.83 Ft  
 Furnace 21.67 Ft x 14.58 Ft  
 2pc Bathroom 4.00 Ft x 6.08 Ft  
 Breakfast 6.50 Ft x 13.25 Ft  
 Dining room 9.92 Ft x 13.25 Ft  
 Foyer 11.25 Ft x 4.83 Ft

Kitchen 9.08 Ft x 9.92 Ft  
 Living room 12.00 Ft x 17.33 Ft  
 4pc Bathroom 7.50 Ft x 7.08 Ft  
 Bedroom 12.00 Ft x 10.75 Ft  
 Primary Bedroom 16.83 Ft x 11.08 Ft

Listing Presented By:



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