



# 714 Willow Park Drive Calgary Alberta

\$485,000

Welcome to Willow Tree Village, one of the most desirable townhome developments in S.E. Calgary, located in a prime location in Willow Park. At 1444 square feet above grade and offering over 2100 square feet of total space, this is one of the larger floor plans at Willow Tree Village. This is also a prime location in the development, facing a quiet street (Willowview Road) which means easy street parking for yourself and for your guests, and the unit is located a short distance from the covered parking garage making it super convenient. This 3 bedroom up plan caters nicely to families who want to move into Willow Park at an attractive price point to take advantage of local amenities and desirable schools, and it also appeals to downsizers who are looking for a floor plan that is smartly designed and efficiently uses the space for optimal living. The owners have maintained this home meticulously and completed extensive renovations throughout, including opening up the main floor by creating a new passage between the kitchen and dining room, fully redesigning the primary bathroom with new framing for a walk in shower, a custom built oak vanity, updated plumbing, and new flooring, installing high quality Kahr's white oak flooring on the main level, upper hallway, and primary bedroom complemented by new oak stair treads, risers, baseboards, and handrails, and rebuilding the living room fireplace hearth with the addition of a new inspected direct vent gas fireplace. Additional updates include painted kitchen cabinetry, new ceiling lighting, a new kitchen range, a new water softener, and exterior improvements to the backyard landscaping. The bright living room gets loads of sunlight from the west and transitions nicely into the dining area and spacious kitchen, and out your back door and dining room French doors is a nicely sized private yard area that overlooks the court...

Recreational, Games room 22.75 Ft x 16.08 Ft  
 Storage 8.25 Ft x 6.25 Ft  
 Furnace 23.25 Ft x 14.42 Ft  
 Foyer 11.33 Ft x 4.58 Ft  
 Living room 11.83 Ft x 17.17 Ft  
 Kitchen 12.92 Ft x 13.08 Ft

2pc Bathroom Measurements not available  
 Primary Bedroom 11.92 Ft x 17.17 Ft  
 Bedroom 8.83 Ft x 13.17 Ft  
 Bedroom 11.58 Ft x 9.67 Ft  
 3pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available

Listing Presented By:



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## RE/MAX Realty Professionals

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