



GRASSROOTS
REALTY GROUP

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4 Wood Willow Place SW
Calgary, Alberta

MLS # A2259333



\$974,900

Division:	Woodlands		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,333 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Treed, Underground		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to this meticulously cared for residence, gracefully positioned on a quiet cul-de-sac just steps from the boundless beauty of Fish Creek Park. Situated on an enviable corner lot, this home captivates with its striking curb appeal and timeless presence. The double attached garage, mature trees, and refined exterior details set the tone for the elegance that awaits inside. Every element of this property has been thoughtfully updated to ensure both comfort and longevity. Beautiful updated windows frame the living spaces in natural light, while modernized furnaces, hot water tanks, a water softener, and Vacuflo elevate everyday living with convenience and peace of mind. With four spacious bedrooms and three-and-a-half bathrooms, the home is a rare blend of luxury and practicality, designed to embrace both family living and sophisticated entertaining. The interiors unfold with a sense of warmth and refinement. Expansive rooms offer a natural flow, seamlessly connecting formal and casual spaces. The primary suite is a sanctuary of its own, complete with a private upper patio where mornings can begin with coffee under the sky and evenings conclude with a quiet moment of retreat. Each additional bedroom is generously proportioned, creating inviting havens for family and guests alike. Outdoors, the setting is nothing short of idyllic. A lower deck opens to a fully landscaped yard framed by mature greenery, offering the perfect stage for gatherings, celebrations, or moments of solitude. Steps from endless trails and the natural serenity of Fish Creek Park, it offers not just a place to live, but a lifestyle that harmonizes luxury, leisure, and connection to nature.