



GRASSROOTS

REALTY GROUP

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**656 Willow Brook Drive SE
Calgary, Alberta**

MLS # A2302207



\$1,250,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,325 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Crown Molding, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: NA

Welcome to this warm and thoughtfully designed 5-bedroom home situated elegantly on a beautifully manicured double lot within the highly sought-after community of Willow Park Estates. Unrivalled access to a plethora of schools, amenities, and parks, awaits those looking to raise a family, walk a dog, or even simply retreat from the urban encroachment of our city. For the golf enthusiasts this home is just mere steps from the prestigious Willow Park Golf & Country Club. Dutifully cared for and curated, the extensive list of upgrades and improvements to the home include: a fully redesigned and developed basement, a new roof, two high efficiency furnaces, central A/C, spray foamed and re-insulated attic, new windows, re-designed fireplace, tile flooring, carpet, epoxy-coated garage floors, resurfaced exterior walkways and patio, a beautifully crafted pergola, a Jacuzzi hot tub, and a 9 x 10 ft shed that is as attractive as it is functional. Inside, the chef's kitchen is enhanced by generous windows which capture the abundance of light that Calgary offers throughout the year. Whether washing dishes in the farmhouse sink, chopping vegetables at your chosen location atop the ample counter space, or taking a moment to enjoy a cup of coffee or a glass of wine with family or friends, you are never far from a peaceful view. Meanwhile, the adjacent sunken family-room invites you to unwind with its cozy re-designed gas fireplace and seamless access to the backyard, which abounds with natural charm and beauty. The main floor offers two versatile bedrooms, perfect for guest rooms, home offices, or hobby spaces. Upstairs, retreat to the spacious primary room, complete with a second gas fireplace and ensuite. Once again, large windows and scenic vistas are accessed in the two smaller east-facing bedrooms that bask in the morning sun. The fully finished

basement expands your living space with a large rec room or home gym, a full bathroom, and ample storage. This is indeed a great opportunity to gain entry into one of Calgary's most desirable communities.