



**GRASSROOTS**

REALTY GROUP

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**356 Willow Ridge Place SE  
Calgary, Alberta**

**MLS # A2302508**



**\$940,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,895 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Garden, No Neighbou		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, No Smoking Home, Wet Bar		

**Inclusions:** Refrigerator, Stove, Cook Top, Microwave, Dishwasher, Water Softener, Washer, Dryer, Window Coverings, Basement Refrigerator.

Tucked onto one of Willow Park’s most sought-after streets and backing onto peaceful green space, this home tells a story that has been decades in the making. For years, this was a place where a loving family gathered, children grew, milestones were celebrated, and memories were built room by room. Now, it’s ready for its next chapter – and for a new family to write their own story. Set on a rare 80-foot-wide by 100-foot-deep lot, this FIVE-bedroom-up family home offers the kind of layout that’s becoming harder to find – spacious, functional, and designed for everyday life. The finished basement provides additional room to grow, gather, and create spaces that reflect the rhythm of modern family living. Out back, the north-facing yard opens onto green space, offering privacy, calm, and a connection to nature that elevates daily life. This is the kind of home that speaks to those who have spent years building something – growing careers, nurturing families, putting in the long hours – and have finally arrived at that moment where success and opportunity intersect. The moment where the right home becomes possible. While lovingly maintained in its original character, this property presents an extraordinary opportunity to reimagine and renovate with intention. The setting, the street, and the surrounding homes establish a foundation worth investing in – making this an ideal canvas for those who understand the value of working with the right experts to create something truly remarkable. Homes on streets like this are not just purchased – they are curated, refined, and transformed into lasting legacies. Willow Ridge Place is known for its quiet prestige, strong sense of community, and enduring appeal. This is a location where children ride bikes, neighbours know each other, and pride of ownership carries

from one generation to the next. Some homes are simply places to live. Others are where life unfolds. This is the home you've been waiting for — the one where your next chapter begins.