



10311 Wapiti Drive SE  
Calgary, Alberta

MLS # A2302569



**\$775,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Private, Treed		

<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>	Aluminum Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers, Kitchen Island		

**Inclusions:** Upstairs television - Entertainment center in basement, water softener, window coverings

Welcome to this beautifully maintained and thoughtfully upgraded home in a highly sought-after, amenity-rich Calgary community—where comfort, convenience, and charm come together effortlessly. This property has seen numerous key upgrades over the years, including a high-efficiency furnace (2020), upgraded air conditioning system (2018), water softener (2019), and a brand new hot water tank (2025), offering peace of mind and year-round comfort. Adding to its modern appeal, permanent exterior holiday lighting (2024) brings both style and function to the home’s exterior. Step outside and discover a truly special outdoor retreat. The beautifully landscaped yard is framed by mature trees, lush hedges, vibrant perennial gardens, and stunning Virginia creeper vines that create a private, tranquil setting. Enjoy fresh fruit from your own cherry and apple trees, or relax on the warm, covered back deck—perfect for entertaining or quiet evenings at home. A natural gas BBQ hookup makes outdoor cooking effortless, while the unique walk-through garden shed offers convenient access from both the front and back yard. As an added bonus, prepaid professional lawn care for the 2026 season ensures the yard continues to thrive. Inside, the home is equally impressive with exceptional storage solutions, including custom California Closets throughout the main floor. The functional layout features three spacious bedrooms upstairs and an additional bedroom downstairs, along with three full bathrooms—ideal for families or guests. The inviting upper living room is anchored by a cozy, functional fireplace, while the fully developed basement includes an entertainment center, perfect for movie nights or gatherings. Key appliances are all included, making this home truly move-in ready. The double insulated garage comfortably fits two

full-size vehicles and includes built-in shelving for added storage. Back alley access provides convenient waste and recycling pickup. Location is unbeatable—just a short 10-minute walk to the C-Train and minutes from major shopping and dining destinations including Southcentre Mall, grocery stores, and a variety of popular restaurants. With quick access to major roadways, commuting to downtown, the Saddledome, or anywhere in the city is seamless. Situated in a quiet, friendly neighbourhood known for its strong sense of community, this home offers not just a place to live—but a lifestyle to love.