



**GRASSROOTS**

REALTY GROUP

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**332 Wascana Crescent SE  
Calgary, Alberta**

**MLS # A2313347**



**\$849,900**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized, Paved		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Many Trees, Paved, U		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

\*\*\*OPEN HOUSE SUNDAY JUNE 14th 1-4pm\*\*\* Find yourself in a home that blends mid-century character with a RENOVATED interior, set on a CORNER LOT in the heart of Willow Park. Clean lines, thoughtful upgrades, and an OVERSIZED BUNGALOW layout come together to create a space that feels both refined and comfortable for everyday living. Natural light pours through expansive windows, while VAULTED CEILINGS add volume and openness to the main living area anchored by a CORNER GAS FIREPLACE that brings warmth and architectural interest. Gathering spaces flow effortlessly, with a dedicated dining area that easily accommodates both everyday meals and larger gatherings. At the centre, a HIGH-END KITCHEN showcases DENCA CABINETS with banks of drawers for practical storage, a WATERFALL EDGE ISLAND, and QUARTZ BACKSPLASH AND COUNTERTOPS that extend seamlessly for a polished look. Cooking becomes a pleasure with JENN-AIR panelled fridge and dishwasher, a DACOR GAS COOKTOP, and a wall oven designed for both performance and style. Function continues through the main level with 2 additional bedrooms and a beautifully finished 4pc bath, while the primary retreat introduces a WALK-IN CLOSET and private 2pc ensuite for everyday ease. Flexibility is built in with a versatile bonus space featuring a second fireplace and French doors that open directly to the yard, creating the perfect setting for a home office, gym, or playroom with indoor-outdoor connection. Downstairs, the fully developed lower level expands your lifestyle with a spacious recreation area centred around a LARGE WET BAR, ideal for hosting or relaxed evenings at home. A DRY SAUNA and 3pc bath bring a spa-like element, while a generous 4th bedroom with an egress window provides comfort for guests or family. Storage is

thoughtfully integrated throughout, complemented by a large laundry area that keeps daily routines organized. Comfort upgrades enhance the experience year-round, including CENTRAL AC, a HIGH EFFICIENCY FURNACE, NEW HWT, and all PEX AND ABS PLUMBING LINES for long-term peace of mind. LVP FLOORING runs throughout with NO CARPET, delivering durability and a clean, cohesive aesthetic. Outdoors, a GARDENER'S BACKYARD creates a private retreat framed by mature trees, established landscaping, and multiple areas to unwind or entertain. A large shed adds practical storage, while irrigation is in place for easy upkeep. Parking and workspace needs are well covered with an OVERSIZED DOUBLE DETACHED GARAGE that is HEATED, INSULATED, and EV CHARGER READY, complete with shelving, a paved back lane, and an oversized 16x8 door for added flexibility. Life in Willow Park connects you to established schools, golf, shopping, and everyday amenities, all within a mature community known for its tree-lined streets and welcoming atmosphere.