



**GRASSROOTS**

REALTY GROUP

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

**MLS # A2313524**



**\$1,560,000**

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,333 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Soaking Tub, Vinyl Windows		

**Inclusions:** garden shed, garden gazebo

Situated on a desirable corner lot with exceptional separation from neighbouring homes, this private urban sanctuary offers a rare sense of space, privacy, and connection to nature. Thoughtfully updated and beautifully maintained, this exceptional family home combines timeless character with everyday comfort. Offering four bedrooms on the upper level, multiple living spaces, and an attached double garage, it provides the flexibility today's families are looking for. The main floor features a formal living room, dining room, and comfortable family room, creating natural spaces for entertaining and daily life. A premium J&O wood-insert fireplace warms the living room, while a gas fireplace adds comfort to the family room. A spacious entryway, wide staircase, main-floor laundry, and powder room enhance convenience and functionality. The kitchen has been thoughtfully updated to open views toward the backyard, creating a brighter space filled with natural light and greenery. Upstairs, four generously sized bedrooms and two full bathrooms provide room for family and guests. The primary suite features a Juliet balcony and an ensuite with steam shower. Both upper-level bathrooms include in-floor heating. The fully developed basement expands the living space with a large recreation area centered around a wood-burning fireplace, plus a utility room and substantial storage. Significant improvements include updated stucco, enlarged windows, modern pot lighting, and updates to the kitchen and bathrooms. Outside, the property truly shines. Over many years, the landscape has evolved into a private garden retreat filled with mature trees, shrubs, and perennial plantings that attract birds and pollinators while providing beauty and privacy. The gardens feature mature apple, cherry, and plum trees, along with established raspberry bushes that provide generous

seasonal harvests. A gated side yard offers flexibility for RV or trailer parking while currently serving as additional landscaped space. Ideally located within walking distance of the LRT, grocery stores, the Italian Centre Shop, Willow Park School, Southcentre Mall, and Trico Centre for Family Wellness, this home offers exceptional convenience while maintaining a peaceful residential setting. Rarely do homes offer four upper-level bedrooms, three fireplaces, an attached double garage, mature landscaping, seasonal fruit harvests, RV parking flexibility, and walkable amenities in one complete package. A truly special opportunity in an established community.