



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

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

MLS # A2320548



\$1,439,000

Division:	Willow Park		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,219 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, On		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Wet Bar

Inclusions: 2 House Keys, 2 Mail Keys, Hot Tub (Sold "as is"), Garden Shed

OPEN HOUSE JULY 12 SUNDAY 1:30 to 3:30 PM Welcome to this exceptional opportunity in the prestigious community of Willow Park! Situated on a rare 80' x 125' lot spanning over 10,000 SF. This spacious 2-storey split backs directly onto the 7th hole of Willow Park Golf & Country Club, offering outstanding views and a highly sought-after setting. Built in 1966 and offering over 2,200 SF of developed living space above grade, this well-maintained home features a versatile family-friendly layout with four bedrooms and four bathrooms. The upper level hosts two generous bedrooms, including a spacious primary retreat with a private ensuite and fire place, while an additional bedroom is conveniently located on the lower main level. The fully developed basement provides a fourth bedroom, an additional full bathroom, and flexible space for recreation, hobbies, or guests. Designed for both everyday living and entertaining, the home offers multiple gathering spaces and seamless access to the expansive sunny south-facing backyard, where mature landscaping and golf course views create an incredible outdoor setting. Relax in the hot tub and host your Stampede BBQ party just in time for the summer. Car enthusiasts, hobbyists, and those needing extra storage will appreciate the oversized 700 SF heated double attached garage. Significant updates include a complete sewer line replacement, vinyl windows, a newer hot water tank replaced in 2024 and classic stucco exterior. 3 mins drive to Anderson Station, Short walk to South Centre, Library, Trico Centre and Italian Market. All the amenities that make Willow Park one of Calgary's most established and desirable communities, this is a rare chance to secure a premium golf course property and make it your own.